



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA

Monday, July 14, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

Virtual Meeting Via Zoom <https://zoom.us/j/97065969184>

Zoom Meeting ID: 970 6596 9184

1. CALL TO ORDER

- a. Pledge of Allegiance & Roll Call

2. CONSENT AGENDA: *All matters listed under Item 2, Consent Agenda, are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*

- a. Meeting Minutes of June 9, 2025

3. CITIZEN COMMENT PERIOD *This portion of the agenda is reserved for the public to comment on items not on the agenda. The Planning Commission may invite additional public comment on agenda items noted for discussion later in the meeting.*

4. PUBLIC HEARINGS

- a. Sewer Code Amendments

5. ACTION ITEMS

- a. Chair/Vice Chair Appointments

6. DISCUSSION ITEMS

- a. Sewer Code Amendments
- b. Critical Areas Ordinance Update
- c. Interim Zoning Ordinance
- d. Debrief - Climate Planning/HB 1181

7. STAFF/COMMISSIONER COMMENTS

8. ADJOURN

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



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, June 9, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

a. Pledge of Allegiance & Roll Call

Chair Overfield called the meeting to order at 6pm and led attendees in the Pledge of Allegiance. **Present:** Joann Overfield, Carly Guillory, Jan Furey, Tom Greene, Sarah Wagner **ABSENT:** Carly Lenoir

2 CONSENT AGENDA:

a. Meeting Minutes of May 12, 2025

Motion: As Read **Action:** Approved, **Moved by:** Commissioner Furey **Seconded by:** Commissioner Guillory **Motion Passed 6-0**

3 CITIZEN COMMENT PERIOD

There were no citizen comments.

4 PUBLIC HEARINGS

a. Sign Code Amendments

Chair Overfield called the public hearing to order at 6:02pm, followed by a staff presentation on the topic. With no public comment, the public hearing was adjourned at 6:04pm.

b. Unit Lot Subdivision Code

Commissioner Overfield called the public hearing to order at 6:04pm, followed by a staff presentation on the topic. With no public comment, the hearing was adjourned at 6:13pm.

5 ACTION ITEMS

a. Sign Code Amendments Recommendation

Motion: As Read **Action:** Approved, **Moved by:** Commissioner Church **Seconded by:** Commissioner Furey **Motion Passed 6-0**

b. Unit Lot Subdivision Code Recommendation

Motion: As Read **Action:** Approved, **Moved by:** Commissioner Guillory **Seconded by:** Commissioner Wagner **Motion Passed 6-0**

c. Impact Fee Code Recommendation

Motion: As Read **Action:** Approved, **Moved by:** Commissioner Church **Seconded by:** Commissioner Wagner **Motion Passed 6-0**

d. Land Use Table Amendments Recommendation

Motion: As Read **Action:** Approved, **Moved by:** Commissioner Wagner **Seconded by:** Commissioner Greene **Motion Passed 6-0**

6 DISCUSSION ITEMS

a. Interim Zoning Ordinance 25-0676

Staff presented the Interim Zoning Ordinance and accompanying discussion questions

for review. The Planning Commission was invited to provide input, request additional information, and suggest any modifications in preparation for continued discussion at the next meeting. Staff indicated that a public hearing and formal recommendation to City Council are anticipated at future meetings.

b. 2024 Critical Areas Ordinance Update

Staff explained that while some initial critical area ordinance discussion occurred with the 2024 Comp Plan update, staff is reviewing the critical areas BAS and conducting a gap analysis between the BAS and the existing code.

c. Sanitary Sewer Code Amendments

The Planning Commission was asked to review and discuss the attached draft amendments to EMC Title 11 and the Comprehensive Plan goals and policies outlined above. Commissioners may request additional information or suggest modifications for staff to address in preparation for further discussion at next month's meeting. If there are no significant concerns, staff propose scheduling a public hearing for July 14, 2025, with potential consideration of a formal recommendation to City Council at the August meeting.

7 STAFF COMMENTS

Staff briefed the commissioners on various updates.

8 COMMISSIONER UPDATES

Commissioner Wagner notified the Commission of her forthcoming departure.

9 ADJOURN

Chair Overfield adjourned the meeting at 7:21pm.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 14, 2025

Title: Sanitary Sewer Code Amendments – Public Hearing

Attachments: DRAFT EMC Title 11 Redlines
Pretreatment Standards Crosswalk

Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

The City's General Sewer Plan (GSP) was updated and adopted by the City Council in December 2024, alongside the City's 2024 Comprehensive Plan Periodic Update, following several years of review and discussion with the Planning Commission. The attached draft code redlines were first introduced to the Planning Commission in February 2023, but implementation was delayed until the City Council could act on the GSP and Comprehensive Plan updates. As noted by staff in November 2024, these proposed revisions to Edgewood Municipal Code (EMC) are needed to enable the updated GSP and implement the updated goals and policies in the Comprehensive Plan (please refer to the [June 9, 2025 meeting materials](#) for said goals and policies, under the "Current Discussion" heading).

Here is a summary of the proposed changes:

- The Comprehensive Plan policies, as recommended by the Planning Commission, are incorporated under EMC 11.35.010 and EMC 11.55.010.
- Staff is recommending the deletion of outdated policies, replacing them with references to the Comprehensive Plan and General Sewer Plan.
- Consolidation of connection requirements (EMC 11.40.010 to 11.40.030) with system extension requirements (EMC 11.35.010).
- Removal of references to specific criteria that are already addressed in several other standards and forms that do not need to be repeated in the code.
- With the change in language to focus on "receiving jurisdictions", EMC 11.70 (Non-Core West Phase I Sewer Area) is no longer needed.
- With the intent of having clear local code for regulating discharges to the sewer utility and establishing pretreatment review and permitting processes, EMC 11.50 is a proposed model that still needs technical review and concurrence with each of the "receiving jurisdictions".

Also, pending Planning Commission direction, staff could reorganize Title 11 to be more similar to Title 13 (Surface Water / Site Development), making the utility separate and distinct from the design regulations:

- EMC 11.20 may be able to be consolidated with EMC 11.30, or
- EMC 11.40 and EMC 11.60 could be worked into EMC 11.20

Finally, legal review is still pending for the following chapters:

- EMC 11.35.090, System extension agreements
- EMC 11.36, Sewer Latecomer Agreements (*only minor cleanup edits*)
- EMC 11.50, Discharges to the Sewer (*need to review against all Receiving Jurisdiction's rules*)
- EMC 11.60, Rates and Billing Procedures
- EMC 11.65, Violations and Enforcement

Current Discussion:

This is the Planning Commission Public Hearing for the attached draft amendments to Edgewood's Sanitary Sewer Code, EMC Title 11, to enable the updated GSP and implement the updated goals and policies in the 2024 Comprehensive Plan. Staff will provide a brief overview of the draft code amendments, including a reference (crosswalk) comparing the proposed amendments to EMC and each Receiving Jurisdiction's regulations. After the presentation, the public may submit written or verbal testimony to the Planning Commission.

Public Hearing:

The Planning Commission is scheduled and duly noticed to hold a public hearing this evening to accept public comment regarding proposed draft code amendments to EMC Title 11 related to sanitary sewers.

1 Title 11
2 SEWERS

3 Chapters:

- 4 11.20 Sanitary Sewer Utility
5 11.30 Sewer System General Provisions
6 11.35 Sewer System Extensions and Connections
7 11.36 Sewer Latecomer Agreements
8 11.40 Connection Permits and Charges
9 11.45 Side Sewers
10 11.50 Discharges to the Sewer
11 11.55 Private Disposal Systems
12 11.60 Rates and Billing Procedures
13 11.65 Violations and Enforcement
14 ~~11.70 Non-Core West Phase I Sewer Area~~

Chapter 11.20

SANITARY SEWER UTILITY

Sections:

- 11.20.010 Utility created.
- 11.20.020 Fund created.
- 11.20.030 Authority.
- 11.20.040 Sanitary sewer utility ~~creation~~ policies.

11.20.010 Utility created.

Pursuant to the authority contained in RCW 35.21.210 and 35.67.030, the city of Edgewood does hereby establish a sanitary sewer utility. (Ord. 06-271 § 1).

11.20.020 Fund created.

There is hereby created a sewer utility operating fund. All fees and charges related to the operation of the sewer utility shall be placed into this fund. (Ord. 06-271 § 1).

11.20.030 Authority.

The sewer utility shall be under the direction and control of the ~~mayor~~director. The ~~mayor~~director is authorized to delegate responsibilities for administration of the sanitary sewer utility to such other city employees as the ~~mayor~~director may from time to time direct. (Ord. 15-447 § 1 (Exh. A); Ord. 06-271 § 1).

11.20.040 Sanitary sewer utility ~~creation~~ policies.

~~Policies guiding the creation of the sewer utility are hereby established as follows:~~

~~A. Growth and development of the sanitary sewer utility shall be focused along the Meridian corridor. To help meet this policy, “sewer availability” shall mean, for those areas in Phase I (See Figure ES-1, general sewer plan), sewer is available from the date of the city council adoption of the general sewer plan. For those areas in Phase II, sewer is available 20 years after the date of the city council adoption of the general sewer plan. For those areas in Phase III, sewer service is available 50 years after the date of the city council adoption of the in accordance with the City’s current Comprehensive Plan and General Ssewer Pplan.~~

~~B. System extensions shall be paid for by the benefited parties. May be done through developer extension or formation of a local improvement district.~~

~~1. Developer Extensions.~~

~~a. Shall be paid for by the developer.~~

~~b. Are subject to approval by the city council and require execution of a system extension agreement with the city.~~

~~c. Reimbursement from other properties that later connect to and benefit from such extensions and/or improvements may be made at the sole discretion of the city, pursuant to Chapter 35.91 RCW and Chapter 11.36 EMC.~~

~~2. Local Improvement Districts.~~

~~a. The initial 50 percent of estimated LID preformation costs shall be advanced by the proponents of the project. The remaining 50 percent of LID preformation costs shall be advanced by the city. The source of funds shall be the sewer utility fund via an interfund loan from the general fund.~~

~~b. The proponents shall provide a petition requesting that the city council initiate the LID process by resolution.~~

~~c. To assess support of the project, the petition must be signed by the owners of property aggregating a majority of the area within the proposed district.~~

~~d. The formation of a local improvement district shall be pursuant to Chapters 35.43 through 35.54 RCW and subject to approval by the city council.~~

~~C. Sewer System Improvements Made by the City.~~

~~1. When the city elects to make general improvements to the city's sanitary sewer system, such improvements shall be paid for with connection and/or rate charges collected from users of the system.~~

~~2. When the city elects to make improvements to the city's sanitary sewer system that create a special benefit to properties, the city shall require the owners of those properties to pay for such improvements as a part of and in addition to normal connection charges and/or rate surcharges.~~

~~D. Connection Required.~~

~~1. Property Adjacent to a Developer Extension. When a sanitary sewer is extended, by a developer, to or past property not owned by said developer, the owner of such property shall not be required to connect to the sewer so extended.~~

~~2. Property within an LID. Buildings on property within a local improvement district are required to be connected to the city's sewer system and the property owner shall be required to pay all charges associated with such connection.~~

~~3. Health Department Exception. An existing structure on property with sewer availability, fronted by the city's sanitary sewer system, whose on-site sewage disposal system has failed and cannot be acceptably corrected or repaired, as determined by the Tacoma Pierce County health department, shall be required to connect to said sewer system and the property owner shall be required to pay all charges associated with such connection.~~

~~E. Side Sewers—Responsibility to Construct. Except as otherwise provided by this title, a new side sewer, from the right of way line or easement to the sewer main or submain, shall be constructed and paid for by the owner of the property on which the structure is served by the side sewer.~~

~~F. Private Disposal System.~~

~~1. Residential structures may connect to a private sewage disposal system; provided, that both of the following conditions must be met:~~

~~a. A valid permit from the Tacoma Pierce County health department is obtained; and~~

~~b. The property is not located within the boundaries of a local improvement district.~~

~~2. A new commercial, industrial, institutional or multifamily structure may connect to a private sewage disposal system; provided, that all of the following conditions must be met:~~

~~a. A valid permit from the Tacoma Pierce County health department is obtained;~~

~~b. The property is not located within the boundaries of a local improvement district; and~~

~~c. The property owner must agree in writing, as a condition to the issuance of the building permit, to disconnect from and remove said private sewage disposal system and connect to the city sanitary sewer system when it becomes available. (Ord. 19 542 § 3; Ord. 10 333 § 2; Ord. 06 271 § 1).~~

Chapter 11.30

SEWER SYSTEM GENERAL PROVISIONS

Sections:

- 11.30.010 Purpose.
- 11.30.020 Definitions.
- 11.30.030 Authority.
- 11.30.040 General sewer plan.
- 11.30.050 Levels of service.
- 11.30.060 Design and construction standards.
- 11.30.070 Sewer availability.
- 11.30.080 Sewer system capacity, record, and reservation.

11.30.010 Purpose.

This title sets forth the regulations under which the city ~~of Edgewood~~ sewer utility is managed and operated. It is intended to enable the director ~~of public works~~ to protect the public health in conformity with all applicable local, state and federal laws relating thereto. The objectives of this chapter are to:

- A. Provide for orderly planning of the utility.
- B. Develop and adopt appropriate levels of service.
- C. Develop standards for design and construction that will ~~result in lower~~ system operation and maintenance costs and a safe and healthy work environment.
- D. Provide for a variety of funding options for system extensions so that sewer service ~~is able to~~ may expand in accordance with the Comprehensive Plan and General Sewer Plan within the planning framework, and all benefited properties pay their appropriate shares.
- E. Regulate new sewer system construction to be uniform and of high quality.
- F. Establish connection policies and procedures and the basis for connection charges and manner of collection.
- G. Regulate and control, at the source, the quality of wastewater that is discharged from the Edgewood sewer system to the receiving sewer system(s) so that it meets the regulations governing such sewer system(s).
- H. Provide for the use and regulation of septic tanks where appropriate.
- I. Provide for the establishment of equitable sewer rates and set forth billing procedures.
- J. Establish enforcement measures. (Ord. 06-271 § 1).

11.30.020 Definitions.

Definitions for words and phrases used in this title, ~~except for the referenced sections of the Tacoma Municipal Code contained in Chapter 11.50 EMC,~~ shall be found in this section; the Orange Book, or otherwise contained in EMC; Glossary, Water and Wastewater Control Engineering, Third Edition, American Public Health Association, 1980; or Webster's New International Dictionary of the English Language Unabridged, Merriam-Webster Inc., 2002, and succeeding editions; with precedence in that order, unless from the context a different meaning is intended or unless different meaning is specifically defined and more particularly directed to the use of such words or phrases. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. ~~Words whose context indicates a definition other than that given below are defined by their context.~~

~~Definitions for words used in the Tacoma Municipal Code are found in TMC 12.08.010.~~

~~The following words and phrases shall be defined as follows:~~

“Acceptance” means formal action, taken by resolution of the council, accepting improvements, made pursuant to a contract, for ownership and maintenance by the city.

“Biochemical oxygen demand (BOD)” means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedures in five days at 20 degrees Celsius, expressed in parts per million or milligrams per liter (mg/l) by weight, using “Standard Methods,” Seventeenth Edition, together with amendments thereto, and subsequent editions.

“Building” means a roofed and walled structure, both permanent and temporary, including appurtenances, such as open stairs, patios, and decks.

“Building code” means the ~~provisions of the~~ International Building Code, ~~2003 Edition, International Code Council, as amended by the state of Washington, and amended and~~ adopted by the city as described in EMC 15.05.030 of Edgewood, as may be further amended, and as may be replaced by succeeding building codes.

“Building sewer” means that part of the horizontal piping of a private sewer system which extends from the end of the building drain and which receives the wastewater from the building drain and conveys it to the side sewer or private disposal system and is regulated by the building department and plumbing code.

“CIP” means capital improvement plan.

“City” means the city of Edgewood.

“Completion date” means the day all the work specified in the contract is completed and all the obligations of the contractor under the contract are fulfilled by the contractor. All documentation required by the contract and required by law must be furnished by the contractor before establishment of this date.

“Comprehensive plan” means the currently adopted city of Edgewood comprehensive plan ~~as first adopted by the city council on June 12, 2001, as amended on July 9, 2002, and as may be further amended.~~

“Connection” means the physical connection of the building sewer to the side sewer. In the event a portion of the building sewer has been constructed with the side sewer, connection shall be deemed to occur when the two separate portions of the building sewer are connected.

“Connection right” means the right of a property that has fulfilled all the requirements for connection to the city’s sewer system, as set forth in this title, to connect to that sewer system, subject to the conditions set forth in the connection permit and agreement.

“Conveyance” means, primarily, the transport of sewage from one place to another with few or no connections, as in a sewer trunk or pump station force main.

“Council” means the council of the city of Edgewood.

“Cross-Connection Control Manual” means the Cross-Connection Control Manual, Accepted Procedure and Practice, Sixth Edition, published by the Pacific Northwest Section of the American Water Works Association, together with amendments thereto, and subsequent editions.

“Design and Construction Standards” means the city’s book of design and construction standards ~~of the city of Edgewood~~ for public works projects and system extensions by developers as set forth in EMC 11.30.060.

“Development” means construction of a building or other structure and site improvements, street and utility improvements, and subdivision of property.

“Director” means the city’s ~~of Edgewood~~ director of public works or authorized representative. If there is no appropriated position for the director of public works, the mayor or their authorized representative shall fill this role.

“DOE” means the Washington State Department of Ecology.

“EMC” means the Edgewood Municipal Code.

“Equivalent residential unit (ERU)” means one single-family house, apartment unit, condominium unit, or townhouse unit. For nonresidential connections, an ERU is 2150 gallons per day of wastewater, or one-half pound per day of total suspended solids, or one-half pound per day of biochemical oxygen demand (BOD).

The determination of the number of ERUs required for nonresidential buildings shall be made pursuant to EMC 11.40.070.

“Frontage” means the side of the property, adjacent to the right-of-way or easement, containing the sewer or proposed sewer.

~~“Fronted”~~. A property is fronted by a sewer when 10 feet or more of the right-of-way or easement containing a sewer is adjacent to a property line of that property and the sewer contained therein extends 10 feet or more past the nearest property line or extension thereof. If the right-of-way or easement ends at the subject property line and the sewer ends within 50 feet of said property line and is intended to never be extended past that point, the property shall be considered to be fronted by the sewer.

“Fully fronted” means when a right-of-way or easement containing a city sewer is adjacent to and continuous along one or more full sides of a property.

“GSP” means the city’s general sewer plan ~~of the city of Edgewood~~.

“Human occupation” means the use or intent of use of a building that includes part-time or full-time residency, employment, sports, entertainment, and commercial or other activity that requires the presence of plumbing fixtures as determined by the plumbing code.

“IBC” means the ~~2003~~ International Building Code ~~together with amendments thereto, and subsequent editions~~; see definition of “building code” in this section.

“Improvements” means construction intended to or having the effect of increasing the value of real or personal property.

“LID” means a local improvement district, a group of properties specially benefited by the construction of a local improvement, paid for, in whole or in part, by special assessments levied against said group of properties, established and authorized by the local legislative authority.

“Local improvement” means an improvement or improvements owned or operated by a public corporation (RCW 35.43.010).

“Mayor” means the city ~~’s of Edgewood~~ mayor or authorized representative.

“Orange Book” means the current edition of Criteria for Sewage Works Design, as published by the Washington State Department of Ecology, ~~December 1998, together with amendments thereto, and subsequent editions~~.

“OSS” means private on-site sewage system; also called “septic system”.

“Owner” means the owner of the subject real property. If the owner is a corporation, partnership or an indisposed individual, proof of authority to sign on behalf of the owner shall be required. Such proof may include corporate bylaws, a signed and dated resolution of the board of directors, partnership agreement, power of attorney, or other written legal document acceptable to the city.

~~“Phase I property” means a property within the Phase I boundaries as defined in the GSP. Phase II and Phase III properties are, likewise, defined in the GSP.~~

1 “Physical completion date” means the day all of the work is physically completed on the project. All documentation
2 required by the contract and required by law does not necessarily need to be furnished by the contractor by this date.

3 “Plumbing code” means the provisions of the Uniform Plumbing Code, 2000 Edition, IAPMO, as amended by the
4 state of Washington and amended and adopted by the city of Edgewood, as may be further amended, and as may be
5 replaced by succeeding plumbing codes as described in EMC 15.05.080.

6 “Private disposal system” means a privately owned septic tank with drain field or other on-site wastewater treatment
7 and disposal system; see also “OSS”.

8 “RCW” means the Revised Code of Washington.

9 “Receiving Jurisdiction” means another City, County or Sewer District that receives wastewater from a portion of
10 the City of Edgewood (e.g., City of Puyallup, Fife, Tacoma, Pierce County and/or Lakehaven Water and Sewer
11 District).

12 “Sewage” means wastewater that contains human waste.

13 “Sewer,” also called “sanitary sewer,” means pipes and associated structures that exclusively carry wastewater.

14 “Sewer availability” means the condition of a property of being permitted to connect to the city’s sewer system. See
15 EMC 11.30.070.

16 “Sewer lateral” means a sewer that has no other city sewers discharging into it.

17 “Sewer main or trunk” means a sewer that receives wastewater from one or more submains.

18 “Sewer service area” means that area lying within the corporate boundaries of the city of Edgewood designated for
19 city sewer service pursuant to a comprehensive sewerage plan, approved in accordance with Chapters 36.93 and
20 36.94 RCW.

21 “Sewer submain” means a sewer that receives wastewater from one or more laterals.

22 “Sewer system,” also called “sanitary sewer system,” means the aggregate of all the parts of a wastewater collection
23 and treatment system including sewers, appurtenances, pump stations and treatment facilities.

24 “Sewer utility” means the city’s ~~of Edgewood~~ sanitary sewer utility.

25 “Side sewer” means that sewer, located within a city right-of-way or easement, between the city’s sewer main and
26 the right-of-way or easement line, connecting to the building sewer and regulated by the public works department
27 and this title.

28 “Special event” means a commercial, entertainment, or sport activity or community service or civic event, held in or
29 out-of-doors, on private or public property, or on public rights-of-way.

30 “Standard Specifications” means the Standard Specifications for Road, Bridge, and Municipal Construction,
31 Washington State Department of Transportation, 2006, as amended, and replaced by succeeding editions.

32 “Storm drain” means pipes and associated structures that carry surface water and exclude wastewater.

33 “Structure” means something constructed, including, but not limited to, buildings, retaining walls, rockeries,
34 sidewalks, patios, decks, constructed landscaping features, sheds, fences, and driveways.

35 “Substantial completion date” means the day the director determines the improvements are fully functional from
36 both operational and safety standpoints or that the city has full and unrestricted use and benefit of the facilities both
37 from the operational and safety standpoint, and only minor incidental work, removal of temporary substitute
38 facilities, correction, or repair remains for the physical completion of the total contract.

“System extension” means capital improvements to the sewer system, including, but not limited to, extensions of sewer lines, and the construction of manholes, pump stations, other appurtenances and controls.

“Temporary portable toilet” means a self-contained, noncaustic chemical toilet equipped with a waste-receiving, chemical-holding container, housed in its own shelter.

“TESC” means temporary erosion and sedimentation control.

~~“TMC” means the Tacoma Municipal Code.~~

~~“TPCHD” means the Tacoma – Pierce County Health Department.~~

“ULID” means utility local improvement district, a group of properties specially benefited by the construction of a local water, sewer, or off-street parking facility improvement, financed by revenue bonds, paid for in whole or in part by revenues of the utility, established and authorized by the local legislative authority.

“WAC” means the Washington Administrative Code.

“Wastewater” means water that has been used for domestic or industrial purposes and contains or may contain suspended or dissolved solids from such use.

“Work” means the provision of all labor, materials, tools, equipment, and everything needed to successfully complete a project according to the contract. (Ord. 15-447 § 1 (Exh. A); Ord. 10-333 § 8; Ord. 06-271 § 1).

11.30.030 Authority.

The city ~~of Edgewood~~ sanitary sewer utility is established by this title in accordance with RCW 35.21.210 and 35.67.030. Except as otherwise provided herein, the director ~~of public works of the city of Edgewood~~ shall administer, implement and enforce the provisions of this title.

A. Applicability. This title shall apply to all persons and properties within the city ~~of Edgewood~~ and any person using, discharging to, or damaging the city’s sewer system inside or outside the city.

B. Connection Charges and Rates. The authority to set and collect connection charges and monthly rates shall be in accordance with RCW 35.67.190, 35.92.020 and 35.92.025 and other applicable laws and regulations.

C. Enforcement. The authority to lien property for delinquent and unpaid rates and other charges for sewer service shall be in accordance with RCW 35.67.200. The authority to issue citations and levy penalties for civil infractions shall be in accordance with Chapter 1.10 EMC, General Penalty. The authority to adopt ordinances and impose penalties for civil and criminal infractions thereof shall be in accordance with RCW 35A.11.020.

D. Discharge Permits. The ~~receiving jurisdictions~~ that ~~convey and/or treat~~~~operates the wastewater treatment plant-treating~~ the city’s sewage shall be authorized to regulate and enforce the provisions of Chapter 11.50 EMC, and, pursuant to RCW 90.48.160, issue discharge permits within the city to operators of industrial and commercial operations, monitor discharges, inspect said industrial and commercial operations, and enforce discharge regulations promulgated by said jurisdiction.

E. Inspection. The ~~receiving jurisdictions, city, and their~~~~its~~ inspectors, ~~and consultants~~ shall have free access to and authority to observe, inspect, gather samples, and perform tests related to all city sewer system construction or other activity or use located on city property, the public rights-of-way, and city easements within and outside the city.

Construction and all other activity or use, located on private property, authorized or regulated under this title shall be conditioned upon the right of the city, its inspectors, and consultants to enter upon such private property and authority to observe, inspect, gather samples, and perform tests related to all such construction or other activity or use.

F. Stop Work. Pursuant to EMC Chapter 7.40, The ~~receiving jurisdictions, city, and their~~~~its~~ inspectors, ~~and-authorized consultants~~ shall have authority to stop work authorized or regulated under this title when such inspectors

or consultants shall find that stopping the work is necessary to ensure compliance with approved plans, specifications, Design and Construction Standards, and Standard Specifications.

G. Uncover. The receiving jurisdictions, city, and their inspectors, ~~and authorized consultants~~ shall have authority to require that improvements or parts thereof, authorized or regulated under this title, must be uncovered or dug up and/or removed for inspection when:

1. Such improvements require inspection; and
2. No inspection has been made by the city; and
3. Inadequate notice has been given by the owner or contractor requesting the inspection.

H. Remove. The receiving jurisdictions, city, and their inspectors, ~~and authorized consultants~~ shall have authority to require that improvements or parts thereof, authorized or regulated under this title, that do not comply with approved plans, specifications, Design and Construction Standards, and Standard Specifications be removed from the project and be replaced. (Ord. 06-271 § 1).

11.30.040 General sewer plan.

~~As authorized by RCW 35.67.030, the council has adopted by ordinance (RCW 35.67.030) a general sewer plan (GSP) that sets the boundaries of the city's sewer service area and guides the sewer utility as to the location and size of sewer mains, trunks, submains and pump stations. The GSP shall set forth a detailed capital improvement plan (CIP) for 10 years and a general CIP for 20 years. The most recent edition of the Design and Construction Standards shall be included in the GSP by reference. DOE approval of the GSP is required subject to RCW 90.48.110(3), WAC 173-240-030, 173-240-040, and 173-240-050. The GSP is a stand-alone technical plan, referenced here for consistency with the comprehensive plan, and maintained by the public works director. The GSP general sewer plan will be updated in accordance with RCW 35.67.030 and, when required, modifications must be approved by the Department of Ecology. The planning commission shall provide recommendations on comprehensive plan policy updates consistent with the GSP general sewer plan and EMC City of Edgewood Municipal Code as needed for consistency. The GSP shall include those elements described in Section G1-2.4 of the Orange Book and WAC 173-240-050. (Ord. 08-310 § 7; Ord. 06-271 § 1).~~

11.30.050 Levels of service.

The director shall prepare and the council shall adopt levels of service for the operation and maintenance of the sewer utility. The base level of service shall be in compliance with Washington State law and DOE regulations. The adopted levels of service shall be used to set staffing requirements and budgets, and to evaluate the performance of the sewer utility. (Ord. 06-271 § 1).

11.30.060 Design and construction standards.

The director shall prepare and the council shall adopt by resolution design and construction standards for the sewer utility entitled Design and Construction Standards, which shall provide for administrative changes and variances. (Ord. 06-271 § 1).

11.30.070 Sewer availability.

A. Sewer availability is as defined in ~~the EMC 11.30.020. The initial capacity of the sewer system, as determined by the method in EMC 11.30.080, is adequate only for build-out of Phase I properties. Expansion of sewer system capacity will be required before properties within Phase II will be provided sewer availability. Sewer availability for Phase II shall not occur until 20 years following adoption of the GSP. Sewer availability for Phase III properties shall not occur until 50 years following adoption of the GSP.~~

B. The city will not provide sewer service outside its municipal boundary. (Ord. 06-271 § 1).

11.30.080 Sewer system capacity, record, and reservation.

A. The capacity of the city's sewer system shall be determined as set forth in interlocal agreement(s) between the city and ~~other receiving jurisdictions and as established in the GSP for wastewater conveyance and treatment or by the design and construction of a wastewater treatment plant.~~ The capacity shall be established in ERUs. The value of an ERU is as set forth in EMC 11.30.020. The sewer utility shall establish flow meters at ~~all~~ city discharge points

and, from time to time, shall evaluate the correlation between the ERUs issued and the actual quality and quantity of sewage discharged. The value of an ERU and the number of remaining ERUs shall be adjusted, as necessary, to reflect the actual values determined from said evaluation, by ordinance of the council and approval by the DOE, if required.

B. The director shall keep a record of the sewer system capacity, and as connection permits are issued shall subtract the number of ERUs assigned to each permit and keep a balance of available ERUs.

C. Sewer system capacity shall be reserved for properties within LIDs when the conditions set forth in subsection (F) of this section have been met. The director shall determine the amount and timing of capacity that can be reserved based on the capacity available at the time of the request, the scheduling of construction for expansion of capacity, and the amount of capacity demand in current competing requests for capacity.

D. Sewer system capacity may be reserved for property whose owner is a contributing party to a system extension agreement when the conditions set forth in subsection (F) of this section have been met.

E. Sewer system capacity may be reserved for new building construction, redevelopment, or changed use, when the conditions set forth in subsection (F) of this section have been met.

F. Conditions for Sewer System Capacity Reservation.

1. The owner enters into a sewer system capacity reservation agreement with the city; and

2. A reservation charge, equal to one-half the current connection charge, has been paid; and

3. The project application has been deemed to be complete; or

4. If the property's owner is a contributing party to a system extension agreement, the project application will be deemed complete, for the purposes of sewer system capacity, upon approval of the system extension agreement by the council. The owner may reserve system capacity, up to his predetermined share of system capacity, for that system extension project.

G. System capacity may be so reserved for a period of five years, at which time the reservation will be automatically extinguished, unless the connection charge shall have been paid prior to the five-year anniversary date of the sewer system capacity agreement. The connection charge shall be that which is in effect at the time of such payment, less the reservation charge previously paid.

H. Upon the reservation being so extinguished, the reservation charges, paid to reserve sewer system capacity, shall be forfeited and retained by the city.

I. As consideration for continued reservation of sewer system capacity, monthly reservation charges equal to monthly sewer rates for that capacity shall commence upon full payment of the connection charge, and continue until a physical connection is actually made, or the reserved connection is extinguished or relinquished by action of the owner.

J. When all available ERUs have been assigned to connections or reserved, no additional connection permits or reservations shall be issued. (Ord. 06-271 § 1).

Chapter 11.35

SEWER SYSTEM EXTENSIONS AND CONNECTIONS

Sections:

- 11.35.010 ~~Design~~Extensions and connections – When required.
- 11.35.020 ~~Separate connection required on from water lines.~~
- 11.35.030 City-owned sewage pump stations.
- 11.35.040 Cross-connection control.
- 11.35.050 ~~P~~Design plans and specifications.
- 11.35.060 Easements.
- 11.35.070 Construction.
- 11.35.080 City projects.
- 11.35.090 System extension agreements.
- 11.35.100 *Repealed.*
- 11.35.110 *Repealed.*

11.35.010 ~~Design~~Extensions and connections – When required.

A. All new / proposed structures and uses that are located on property within 300 feet of an existing sanitary sewer main (measured along the applicable service route as identified in the GSP) and generate wastewater shall be required to extend the sanitary sewer main and connect to the sanitary sewer utility in a manner consistent with the GSP. The horizontal distance shall be measured along a straight line from the existing sanitary sewer to the subject structure's closest property line. If the subject property is not fully fronted by a sewer, the owner, as a condition of sewer service, shall be required to extend the city's sewer to and across one full side of the property in accordance with the GSP. Nonrectangular and corner lots may be required to extend the sewer along two or more full sides as determined by the director.

B. All existing structures that are located within 300 feet of an existing sanitary sewer main served by an OSS that has failed (as defined by TPCHD), or requires a permit from the TPCHD to repair the OSS for continued operations, shall be required to extend the sanitary sewer main and connect to the sanitary sewer utility in a manner consistent with the GSP. The horizontal distance shall be measured along the applicable service route as identified in the GSP from the existing sanitary sewer to the subject structure's closest property line.

C. Private Developer Extensions. If a new sanitary sewer main is installed by a private developer, and it is fronting a parcel with an existing structure served by an OSS, then the existing structure shall be required to connect to said sanitary sewer main:

- 1. prior to any City permit approval that would result in increased use of the existing OSS beyond its currently approved capacity,
- 2. prior to any City permit approval for any reclassification of use for the existing structure (ex., from residential to non-residential),
- 3. if the existing OSS requires a permit from the TPCHD for repair to maintain its function, or
- 4. if the existing OSS is failing as defined by the TPCHD.

D. City Capital Improvement Extensions. If a new sanitary sewer main is proposed for installation by the City, and it is fronting any parcels with existing structures served by an OSS, then the City must conduct a public noticing and engagement process with impacted property owners prior to any construction. Upon installation, the existing structures shall be required to connect to said sanitary sewer main as follows:

- 1. The existing OSS shall be assigned an age based on the date of the last permitted activity in TPCHD records, such as evidence of a completed installation or repair permit.

2. The existing structure served by said OSS will not be required to connect to the new sanitary sewer main until the OSS's age is at least fifteen (15) years.

3. Once the age of said OSS reaches fifteen (15) years, existing structures must connect to the sanitary sewer within 180 days.

4. Regardless of the conditions above, existing structures must connect to the new sanitary sewer if the conditions listed under subsection B, above, are met.

E. Dry Sewer Requirements. Any proposed subdivision located more than 300 feet from the nearest existing sanitary sewer must install dry sanitary sewer facilities, following current City of Edgewood Public Works Standards and Design Details. The horizontal distance shall be measured along the applicable service route as identified in the GSP from the existing sanitary sewer to the subject subdivision's closest property line. Once the sanitary sewer utility is extended to the subject subdivision, the dry sanitary sewer facilities must be connected and all existing structures in the subject subdivision shall be connected to the utility consistent with subsection C above. Extensions to the sewer system shall be made in conformance with the GSP.

All sewer system extensions shall be designed by a civil engineer licensed to practice engineering in the state of Washington. The design shall be in accordance with the Design and Construction Standards established pursuant to EMC 11.30.060, this title, the GSP, the Orange Book, and the Standard Specifications.

In general, sewers shall be located below all other utilities in rights-of-way to provide the greatest opportunity for adjacent properties to connect thereto by gravity building sewer and side sewer, and minimize the opportunity for contaminating other utilities from leaks. Consideration for adequate cover and separation, potential sizing for water and storm drains, required slopes for side sewers, and adequate clearance for workers results in a minimum depth for gravity sewers, located in public rights-of-way, of 10 feet as measured from finished grade to sewer crown. This necessary depth shall be maintained unless the director finds, in writing, that after taking into consideration all the above, a shallower depth is justified.

Manhole lids, located in the traveled way, shall be placed at lane lines or in the center of left turn lanes. (Ord. 06-271 § 1).

11.35.020 Separate connection required from water lines.

A minimum horizontal separation of 10 feet between sanitary sewers and any potable water lines, and a minimum vertical separation of 18 inches between the bottom of the water line and the crown of the sewer, shall be maintained. The distances shall be measured outside edge to outside edge.

When local conditions prevent the separations described above, the director may approve an alternative; provided, that no such alternative shall be less restrictive than that provided for in the Orange Book C1 9.1. (Ord. 06-271 § 1).

A separate connection to the sewer utility shall be required for each building with plumbing fixtures unless otherwise approved by the director (see EMC 11.45.040(G) and (H)).

11.35.030 City-owned sewage pump stations.

Other than those proposed in the GSP, new ~~S~~sewage pump stations shall be prohibited unless the director finds there is no reasonable alternative. Pump stations shall be designed and constructed in conformance with the Design and Construction Standards, this title, the Orange Book, and the Standard Specifications. Pump stations shall be designed and constructed to minimize operation and maintenance costs and employee exposure to health and safety hazards. Permanent on-site electric generators, with power generation adequate for full function of the pump station, shall be installed at every city sewage pump station. A force main shall discharge into a manhole and not directly into another force main or gravity sewer pipe. (Ord. 06-271 § 1).

11.35.040 Cross-connection control.

Sewage pump stations and all other sewer system elements with water service shall be required to meet the requirements of the water purveyor, the Cross-Connection Control Manual, and WAC 246-290-490. (Ord. 06-271 § 1).

11.35.050 Design Plans and specifications.

The design plans and specifications for sewer system extensions and connections shall be prepared in accordance with the Design and Construction Standards, this title, the GSP, the Orange Book, and the Standard Specifications.– (Ord. 06-271 § 1). All sewer system extensions shall be designed by a civil engineer licensed to practice engineering in the state of Washington.

In general, sewers shall be located below all other utilities in rights-of-way to provide the greatest opportunity for adjacent properties to connect thereto using gravity building sewers and side sewers, minimizing the opportunity for contaminating other utilities from leaks. Consideration must be taken in design to ensure adequate cover and separation, sizing for water mains and storm drains, required slopes for side sewers, and adequate clearance for workers. Manhole lids located in the traveled way shall not be placed in vehicle wheel paths wherever practicable.

11.35.060 Easements.

All sewer system easements shall be in a form as provided and approved by the city, ~~or as approved by the city prior to negotiation. The city must be reviewed and approved all easements~~ prior to execution, and ~~shall require~~ written acceptance by the city is required prior to recording the easement. The director may, in ~~his/her~~ sole discretion, ~~by written approval~~ waive any of the easement requirements set forth in this section upon the director's written determination that such waiver would not adversely affect the city's interests.

A. Permanent Easements.

1. The purpose(s) for the easement and the permitted activities shall be stated in the easement document.

2. All sewers shall be located in dedicated rights-of-way or easements. The minimum width of an easement shall be 20 feet plus two feet for every foot of sewer depth over 10 feet, unless otherwise approved by the director.

~~3. All weather access improvements, capable of being negotiated by a fully loaded vector truck (H-20 load), shall be provided to every manhole, air-vac relief station, pigging port or other appurtenance requiring maintenance access.~~

~~4. City access to and across the easement shall be unrestricted. Buildings, trees, parked vehicles, and all other structures, except as otherwise provided herein, shall be prohibited within easements. Private driveways may be located within city easements. In the event the director determines that private fencing across an easement is necessary and reasonable, such fencing may be permitted; provided, that double leaf gates with a nominal width of 20 feet are provided at fence crossings. The owner may install only landscaping improvements that have been approved by the city.~~

~~5. Easements shall be maintained by the city to city standards. Landscaping improvements installed by the owner shall be maintained by the owner. The city may cut back or remove landscaping improvements, as it deems necessary. The city shall have no obligation to repair or replace landscaping improvements that have been damaged or removed.~~

~~6. The city shall have the right to issue permits to third parties to operate and maintain side sewers within the easement.~~

~~7.~~ 3. Pump stations shall be located only on city-owned property ~~that has been deeded to the city~~ unless otherwise approved by the director. Easements for pump stations shall be unrestricted and exclusive.

B. Temporary Easements. Temporary easements obtained for construction, staging, storage, or temporary access shall:

1. Identify use or uses in the easement document;

2. Set the term and provide for extensions thereto;
3. Contain specific conditions for restoration and a one-year warranty for such restoration;
4. Contain provision for the owner to inspect the condition of the easement property following completion of restoration; and
5. Provide for the owner's release following such inspection. (Ord. 09-317 § 2; Ord. 06-271 § 1).

11.35.070 Construction.

All construction shall be in conformance with the Design and Construction Standards, this title, the GSP, the Orange Book, and the Standard Specifications. Contractors shall have a current and valid state of Washington contractor's license and a city ~~of Edgewood~~ business license. Construction shall not commence until a preconstruction conference, meeting the requirements set forth in the Design and Construction Standards, has occurred and applicable permit(s) have been issued. (Ord. 06-271 § 1).

11.35.080 City projects.

Nonemergency sewer system extension projects constructed with city-public funds shall first be identified in the GSP and included in the city's CIP. Such projects shall be paid for with connection and/or rate charges from users of the sewer system together with any grants and loans that may be obtained.

~~All city sewer system extension projects must meet the bidding requirements of the city's purchasing policy and RCW 35.23.352. All city sewer system extension projects are public works projects and are subject to prevailing wage requirements as set forth in Standard Specifications 1-07.9.~~

~~The following are additional requirements of all city sewer system extension projects:~~

~~A. Contract Bond. The contractor shall provide the city with a contract bond in conformance with Standard Specifications 1-03.4 as amended by Chapter 1-99. The contract bond shall remain in full force and effect until released in writing by the city.~~

~~B. Insurance. The contractor shall obtain and maintain in full force and effect from the date of approval of the contract to the date of city acceptance, public liability and property damage insurance in accordance with Standard Specifications, Section 1-07.18, as amended by Chapter 1-99. A certificate of insurance shall be supplied to the city that shall include all subcontractors, the city, and engineer as additional insured.~~

~~C. Indemnification. The contractor shall defend, indemnify and hold the city harmless from all claims, demands, losses, and liabilities to or by the contractor or third parties arising from, related to, or connected with services performed, or to be performed, under or associated with the contract, the contractor, or other third parties, regardless of whether such claim or suit alleges or another entity contends that the contractor or third party was independently or concurrently negligent. Said defense and indemnity obligations shall arise specifically, but not exclusively, with respect to any claim or suit arising out of circumstances where any employee or agent of the contractor suffers personal injuries during the performance of the work by the contractor or third parties.~~

~~D. Retainage. Five percent of progress payments shall be retained in accordance with Standard Specifications 1-9.9(1).~~

~~E. Inspection. Inspection and control of the work shall be as set forth in Chapter 1-05, Standard Specifications, as amended by Chapter 1-99.~~

~~F. Substantial Completion. The director shall establish the substantial completion date as may be required by the contract.~~

~~G. Physical Completion. The contractor shall notify the city and request final inspection in writing when the contractor considers the work, including final cleanup and all extra work, physically complete. The city's inspector will prepare a punch list of required corrections that must be completed prior to final inspection. If the inspector finds that the work has not been completed, the contractor will be so notified and no punch list will be prepared until~~

~~the work is complete. When all punch list corrections have been made, the city's inspector will make the final inspection and establish a written date of completion.~~

~~All documentation required by the project and required by law does not necessarily need to be furnished by the contractor for physical completion.~~

~~H. Completion. Following physical completion and receipt of all required documentation, the director shall make a dated finding of completion confirming that all the following have been received by the director:~~

~~1. Final contract voucher as described in Standard Specifications 1-09.9.~~

~~2. Complete test and video records demonstrating acceptable results.~~

~~3. Final inspection report, completed and signed by the inspector.~~

~~4. Complete and legible as-built information recorded in indelible pencil or ink on a fresh set of city approved improvement plans. The content and form of such recorded as-built information is subject to approval by the director.~~

~~5. Five complete sets of manufacturer's operation and maintenance manuals for all mechanical equipment.~~

~~6. Copies of all temporary easement restoration releases.~~

~~7. Copies of all Labor and Industries approved affidavits of prevailing wages paid forms in conformance with Standard Specifications 1-07.9(5) for the contractor and all subcontractors.~~

~~8. Washington State Department of Revenue certificate showing that all contract related taxes have been paid (RCW 60.28.050).~~

~~9. A copy of the Department of Labor and Industries release with respect to the payment of industrial insurance and medical aid premiums (see Standard Specifications 1-07.10).~~

~~10. A certificate of payment, signed by the contractor and notarized, that all project employees, suppliers and subcontractors have been paid in full and that the project is free of liens. In the event that a lien or liens have been filed, copies of the lien releases shall be attached to the certificate of payment.~~

~~11. The contractor shall provide a written warranty guaranteeing all equipment, materials, and workmanship to be free of defects for a period of two years from the date of completion.~~

~~I. Maintenance Bond. Following completion of work and prior to city acceptance of the system extension, the contractor shall provide the city with a maintenance bond warranting the system extension improvements as set forth in the Design and Construction Standards. The amount of the bond shall be 20 percent of the cost of construction, but not less than \$5,000.~~

~~The maintenance bond shall also guarantee that the surety shall indemnify, defend and protect the city against any claim of direct or indirect loss resulting from the failure of the contractor or any of the employees, contractors, subcontractors, or lower tier subcontractors of the contractor to pay all laborers, mechanics, contractors, subcontractors, material person, or any person who provides labor, supplies, or provisions for carrying out the work.~~

~~The maintenance bond shall remain in effect until released by the city. Two years following acceptance, the city will inspect the improvements, upon request by the contractor, and issue a correction notice, as required. Following acceptable correction of all deficiencies, if any, the city will release the maintenance bond in writing.~~

~~J. Acceptance. Acceptance of the improvements shall be by resolution of the council. The dated finding of completion shall be attached to said resolution, together with a copy of the maintenance bond.~~

~~K. Record Drawings. The director shall cause the design engineer to prepare record drawings which shall consist of a compilation of all the as-built information from the contractor and the inspector on one set of Mylar plans together with an electronic copy of medium and format, as defined in the Design and Construction Standards.~~

~~L. Retainage Release. Retainage shall be released 60 days after the date of completion. (Ord. 06-271 § 1).~~

11.35.090 System extension agreements.

The city may contract with owners of real estate in the city for the construction of sewer facilities as provided in Chapter 35.91 RCW. Permission to extend the city's sewer system is subject to council approval. The system extension agreement shall be subject to all of the following:

A. Application and Contract. The application and contract shall contain, at a minimum, all of the following:

1. Name, address and telephone number of the owner.
2. Legal description of owner's property as well as the street address, if any, and the tax account number.
3. The project location shall be given in words and shown on a map.
4. The project description in words.
5. Duties of the owner.
6. Duties of the city.
7. Sewer capacity reservation.
8. The term of the system extension agreement.
9. Conditions of acceptance.
10. Signatures of the owner and mayor.
11. Reference to the council resolution authorizing the contract.
12. Notary forms.
13. Attachments:
 - a. Legal description(s).
 - b. The plans and specifications.
 - c. Copies of fully executed third party easements.
 - d. A completed calculation sheet for fees and charges.
 - e. Proof of signature authority.
 - f. A reimbursement agreement, if approved by the council.

B. Owner. Only an owner of real estate within the city may enter into a system extension agreement with the city.

C. Plans and Specifications. The plans and specifications, as approved by the director, shall be a part of and incorporated into the system extension agreement by reference. Plans and specifications may be prepared and submitted for approval after the system extension agreement is approved.

D. Easements. When sewer system improvements are planned on or across property of the owner, and outside of dedicated rights-of-way or other city sewer easements, the owner shall grant easements, meeting the requirements of EMC 11.35.060, for such improvements in favor of the city.

E. Third Party Easements. When sewer system improvements are planned on or across property other than that of the owner, and outside of dedicated rights-of-way or other city sewer easements, the owner shall obtain easements for such improvements in favor of the city. Such easements shall meet the requirements set forth in EMC 11.35.060 and be obtained prior to city execution of the agreement.

F. Term. The term for a system extension agreement shall be one year. The term may be extended for one additional year upon written application by the owner. Further extensions of six months each may be granted by the director upon a showing of reasonable progress of the project.

G. Sewer System Capacity. A system extension agreement will be approved only if there is adequate reserve capacity available for the project. Sewer system capacity will be reserved, as set forth in EMC 11.30.080, only upon a complete project application. The project application will be deemed complete for the purposes of sewer system capacity, relative to a system extension, upon approval of the system extension agreement by the council.

H. Fees and Charges. The amount of all fees and charges for system extensions shall be set by resolution of the council. The following fees and charges shall be paid to the city prior to approval of the system extension agreement:

1. Application Fee. The application fee shall cover the cost of administrative processing.

2. Plan Check Costs. The owner shall be required to pay the full costs of the city's consultant plus 10 percent for administration costs. The initial plan check costs shall be the estimated consultant costs plus 10 percent. In the event the plan check is performed by city staff, the plan check costs shall be the fee set by the council.

3. Inspection Costs. The owner shall be required to pay the full costs of the city's consultant plus 10 percent for administration costs. The initial inspection deposit shall be the estimated consultant costs plus 10 percent. In the event the inspection is performed by city staff, the inspection costs shall be the fee set by the council.

4. Mapping Fee. The mapping fee shall cover the costs of updating the city's GIS maps and maps for the reimbursement agreement record drawings.

5. Maintenance Bond Release Inspection Fee. Prior to releasing the maintenance bond, the city will inspect the improvements and restoration of the system extension. This inspection fee shall cover those costs.

6. Sewer Capacity Reservation Charge. The sewer capacity reservation charge provided for in EMC 11.30.080 shall be a nonrefundable incremental payment toward connection charges.

I. Performance Bond. The owner shall provide the city with a performance bond, in the amount of 150 percent of the engineer's estimate, for faithful completion of the improvements set forth in the system extension agreement within the prescribed time. The performance bond shall be delivered to the city prior to the preconstruction conference.

The performance bond shall:

1. Be on a city-furnished form.

2. Be signed by an approved surety (or sureties) that:

a. Is registered with the Washington State Insurance Commissioner; and

b. Appears on the current Authorized Insurance List in the state of Washington published by the Office of the Insurance Commissioner.

3. Guarantee that the surety shall indemnify, defend and protect the city against any claim of direct or indirect loss resulting from the failure:

a. Of the owner, or any of the employees, contractors, subcontractors, or lower tier subcontractors of the owner to faithfully perform the system extension agreement; or

b. Of the owner or any of the employees, contractors, subcontractors, or lower tier subcontractors of the owner to pay all laborers, mechanics, contractors, subcontractors, material person, or any person who provides labor, supplies, or provisions for carrying out the work.

4. Reimburse the city for the costs of completing the work in the event the owner or the owner's contractor fails to do so within the terms of the system extension agreement.

5. Remain in full force and effect until released in writing by the city.

J. Insurance. The owner shall obtain and maintain in full force and effect, from the date of approval of the system extension agreement to the date of city acceptance, public liability and property damage insurance in accordance with Standard Specifications, Section 1-07.18, as amended by Chapter 1-99. A certificate of insurance shall be supplied to the city that shall include the city, contractor, and engineer as additional insured and be submitted with the system extension application and agreement prior to city approval.

K. Indemnification. The owner shall defend, indemnify and hold the city harmless from all claims, demands, losses, and liabilities to or by the contractor or other third parties arising from, related to, or connected with services performed, or to be performed, under or associated with this agreement by the owner, the contractor, or other third parties, regardless of whether such claim or suit alleges, or another entity contends, that the contractor or other third party was independently or concurrently negligent. Said defense and indemnity obligations shall arise specifically, but not exclusively, with respect to any claim or suit arising out of circumstances where any employee or agent of the contractor suffers personal injuries during the performance of the work by the contractor, owner, or other third parties.

L. Inspection. Quality control is the responsibility of the owner. The city shall not be responsible to the owner nor assume any special duty for materials, workmanship or construction method used or incorporated into the project.

The construction shall be subject to observation and inspection by city staff or its consultant. When work or materials are observed that do not meet the requirements of the plans and specifications, as approved by the city, the inspector shall issue a correction notice in writing to the owner's field representative. Failure to take appropriate corrective action may result in a stop work order. Failure to correct faulty materials or workmanship may result in refusal by the city to accept the improvements or the city may stop work permanently and complete the work with its own contractor under the terms of the performance bond.

M. Completion of Work. Following establishment of substantial completion, the contractor shall notify the city and request final inspection in writing when the contractor considers the work physically complete. The city's inspector will prepare a punch list of required corrections that must be completed prior to physical completion. If the inspector finds that the work is not substantially complete, the contractor will be so notified and no punch list will be prepared until the work is substantially complete.

N. Maintenance Bond. Following completion of work and prior to city acceptance of the system extension, the owner shall provide the city with a maintenance bond warranting the system extension improvements in accordance with the Design and Construction Standards. The amount of the bond shall be 20 percent of the cost of construction, but not less than \$5,000.

The maintenance bond shall also guarantee that the surety shall indemnify, defend and protect the city against any claim of direct or indirect loss resulting from the failure of the owner or any of the employees, contractors, subcontractors, or lower tier subcontractors of the owner to pay all laborers, mechanics, contractors, subcontractors, material person, or any person who provides labor, supplies, or provisions for carrying out the work.

The maintenance bond shall remain in effect until released by the city. Two years following acceptance, the city will inspect the improvements upon request by the owner and issue a correction notice, if necessary. Following acceptable correction of all deficiencies, if any, the city will release the maintenance bond in writing.

O. Acceptance. Acceptance of the improvements shall be by resolution of the council. It shall be the responsibility of the owner to deliver all of the following documents to the director. The director shall make a dated finding of completion, which shall be entered on said resolution, confirming that all the following have been received by the director. The council will not accept the system extension until the finding of completion has been made.

1. Complete test and video records demonstrating acceptable results.
2. Final inspection report, completed and signed by the inspector.
3. The owner shall cause the design engineer to prepare record drawings, which shall consist of a compilation of all the as-built information from the contractor and the inspector. One set of Mylar record drawings together with an electronic copy of medium and format, as defined in the Design and Construction Standards, shall be delivered to the director.
4. Five complete sets of operation and maintenance manuals as may be defined and required in the special provisions of the approved construction documents.
5. All required easements, fully executed and recorded, and copies of all temporary easement restoration releases.
6. Washington State Department of Revenue certificate showing that all contract-related taxes have been paid (RCW 60.28.050).
7. A certificate of payment, signed by the contractor and notarized, that all project employees, suppliers and subcontractors have been paid in full, and that the project is free of liens. In the event that a lien or liens have been filed, copies of the lien releases shall be attached to the certificate of payment.
8. The owner shall provide a written warranty guaranteeing all equipment, materials, and workmanship to be free of defects for a period of two years from the date of completion.
9. Maintenance bond.
10. Bill of sale, as described in the Design and Construction Standards.
11. Full payment of all fees and charges. (Ord. 15-447 § 1 (Exh. A); Ord. 06-271 § 1).

11.35.100 Reimbursement agreements.

Repealed by Ord. 19-542. (Ord. 06-271 § 1).

11.35.110 Local improvement districts.

Repealed by Ord. 14-421. (Ord. 14-411 § 1; Ord. 06-271 § 1).

Chapter 11.36

SEWER LATECOMER AGREEMENTS

Sections:

- 11.36.010 Purpose.
- 11.36.020 Definitions.
- 11.36.030 Mandatory requirements for latecomer agreements.
- 11.36.040 Conditions imposed on and included in latecomer agreements.
- 11.36.050 Procedure for processing request.
- 11.36.060 Notice – Hearing – Consideration by city council.
- 11.36.070 Approval and acceptance of facilities.
- 11.36.080 Recording required.
- 11.36.090 Duration of agreement, extensions.
- 11.36.100 Reimbursement to owner.
- 11.36.110 Prohibition on unauthorized connections, enforcement.
- 11.36.120 City or county participation in latecomer agreements.
- 11.36.130 No city liability.

11.36.010 Purpose.

The purpose of this chapter is to implement Chapter 35.91 RCW and to describe the process for a developer/property owner, or the city ~~of Edgewood~~, to fund the construction of certain sewer facilities, and then to be reimbursed by property owners who subsequently connect to or use the sewer facilities. (Ord. 19-542 § 2 (Exh. A)).

11.36.020 Definitions.

The definitions set forth in this section shall apply throughout this chapter:

A. “Cost of construction” means the cost incurred by the owner/developer for design, acquisition of right-of-way and/or easements, permit and plan review fees, construction (including materials and installation), as required in order to install/construct the sewer facilities in accordance with all applicable laws, ordinances and standards, including the city’s public works standards. The cost of construction shall be documented in writing by the owner/developer on final invoices or other documents showing the amounts actually paid by the owner/developer.

B. “Developer” or “owner” means a property owner or authorized agent of the property owner who may construct a sewer facility, and desires a latecomer agreement under the terms and conditions set forth in this chapter. The city of Edgewood may be a “developer” or “owner” under this chapter.

C. “Latecomer agreement” means a written contract between the city and an owner/developer providing for the partial reimbursement of the cost of constructing the sewer facilities (the “fair pro rata share” as provided in RCW 35.91.050). The latecomer agreement shall be a contract approved as to form by the city attorney. Where the city constructs sewer facilities under a latecomer agreement, the agreement may provide for the total reimbursement of the cost of construction of the sewer facilities.

D. “Latecomer fee” means a charge collected by the city, whether separately stated or as part of a connection fee for providing access to the city’s sewer system, against a real property owner who connects to or uses a sewer facility subject to a latecomer agreement created under this chapter and Chapter 35.91 RCW.

E. “Latecomer” means a property owner not a party to a duly executed and recorded latecomer agreement, who did not contribute to the original cost of the facilities, and who: (1) owns property in the area benefited by such agreement; (2) seeks to connect to the sewer facilities constructed under the latecomer agreement within the time frame established in the agreement; and (3) may only do so by making payment to the city of his/her pro rata share of the cost of construction.

F. “Sewer facilities” means storm, sanitary, or combination sewers, pumping stations and disposal plants, reservoirs or appurtenances. (Ord. 19-542 § 2 (Exh. A)).

11.36.030 Mandatory requirements for latecomer agreements.

A. Requirements. At the owner/developer's request, the city must contract with the owner of real estate for the construction or improvement of sewer facilities that the owner elects to install solely at the owner's expense, as long as such contract is consistent with this chapter and all of the following conditions are satisfied:

1. The latecomer agreement must be for the construction of sewer facilities in locations where the city's ordinances require such facilities to be improved or constructed as a prerequisite to further property development; and

2. The sewer facilities must be consistent with all applicable comprehensive plans and development regulations of the municipalities through which the facilities will be constructed or will serve; and

3. The sewer facilities to be constructed or improved must be included in the city ~~of Edgewood's GSP comprehensive plan. Unless the city provides written notice to the owner of its intent to request comprehensive plan approval for the facilities, the owner must request comprehensive plan approval for the sewer facility;~~ and

4. The sewer facilities to be constructed may not be located outside the city's corporate limits¹. If Pierce County is a party to the latecomer agreement, the sewer facilities may not be located outside Pierce County; and

5. The latecomer agreement shall meet all of the conditions required by the city under this chapter, and shall be filed and recorded against the affected properties with the county auditor and as provided in EMC 11.36.080; and

6. The owner/developer's request shall be submitted within 120 days of the completion of the sewer facility and prior to approval and acceptance of the sewer facility by the city for ownership and maintenance; and

7. The total cost of the construction of the sewer facility must be submitted to city by the owner/developer no more than 120 days of the completion of the sewer facility.

B. Rejection of Requests Not in Compliance. The city shall reject requests made by developer/owners that are not in compliance with this section. Such requests are not subject to project permit processing, under RCW 36.70B.140. (Ord. 19-542 § 2 (Exh. A)).

11.36.040 Conditions imposed on and included in latecomer agreements.

Every latecomer agreement shall include the following conditions:

A. The sewer facility shall be constructed by the developer/owner according to plans and specifications approved by the city;

B. The sewer facility shall be inspected and approved for ownership and maintenance by the city;

C. The developer/owner shall transfer the sewer facility to the city with a bill of sale, without cost to the city, at the time the city approves the facility for ownership and maintenance;

D. The developer/owner shall fully comply with all of the owner's obligations under the latecomer agreement and the applicable city rules and regulations;

E. The developer/owner shall provide sufficient security to the city to ensure completion of the sewer facility and compliance with other performance measures under the contract;

¹ The language from RCW 35.91.020 regarding facilities being located "within ten miles of the municipality's corporate limits" is not included herein, as the city of Edgewood does not currently have an urban growth area and all areas abutting the city's corporate limits are served by other agencies.

F. The developer/owner shall pay all of the city's costs associated with the sewer facility including, but not limited to, engineering, legal and administrative costs;

G. The city shall verify and approve all contracts and cost of construction related to the sewer facility;

H. The agreement shall provide that the owner and/or the owner's assigns shall be entitled to a pro rata share of the fees received by the city from property owners who did not contribute to the original cost of the facilities but who subsequently connect to the facilities, as reimbursement for the costs of the sewer facilities constructed and installed in accordance with the agreement;

I. The agreement shall include a provision requiring that, every two years from the date the agreement was executed, the developer/owner entitled to reimbursement shall provide the municipality with information regarding the current contact name, address and telephone number of the person, company, or partnership that originally entered into the latecomer agreement. If the owner fails to comply with the notification requirements of this subsection within 60 days of the specified time, then the contracting municipality may collect any reimbursement funds owed to the property owner under the agreement. The funds collected under this subsection must be deposited in the capital fund of the municipality; and

J. The agreement shall provide that all latecomer fees received by the city for sewer facilities constructed by a developer/owner shall be paid to the developer/owner or his/her assigns within 60 days of the receipt of such fees. (Ord. 19-542 § 2 (Exh. A)).

11.36.050 Procedure for processing request.

A. Owner's Responsibilities.

1. **Deadline for Submission of Request.** Within 120 days of the completion of the sewer facilities, the owners of the real estate must provide the city with the total cost of construction of the sewer facility actually paid by the owner. The city will not accept written estimates in determining the cost of construction. In the event of a disagreement between the city and the developer/owner concerning the cost of the construction of the sewer facilities, the ~~city public works~~ director's decision shall be final. This information on the cost of construction shall be used by the city as the basis for determining reimbursements by future users who benefit from the sewer facility, but who did not contribute to the original cost of the sewer facilities.

2. **Recommendation by Owner of Pro Rata Share.** The amount of the pro rata share to be paid under the latecomer agreement shall be recommended by the owner, so that each property within the latecomer assessment reimbursement area (including the property owned by the developer/owner) will be assessed a share of the costs of the improvements proportional to the benefits which accrue to the property. The methodology utilized in calculating the amount of the pro rata share shall be the responsibility of the owner. For example, the method of assessment permitted for local improvement district assessment, including, but not limited to, the front-foot method, the zone and termini method, and square footage method, may be proposed.

B. ~~City Public Works~~ Director's Responsibilities.

1. **Recommendation to City Council.** The ~~city public works~~ director shall determine whether a request for a latecomer agreement satisfies the requirements in EMC 11.36.030 and this chapter. The director's recommendation to the city council shall include, but not be limited to, his/her analysis on the following factors:

a. Whether the sewer facilities are consistent with the applicable comprehensive plan(s) and development regulations; and

b. Whether the preliminary determination of the boundaries of the latecomer assessment reimbursement area, based upon the identification of parcels who may subsequently connect to or use the facilities, including through laterals and branches connecting thereto; and

c. Whether the developer/owner's receipts and invoices relating to the cost of construction of the sewer facilities are reasonable and accurate and have been verified by the ~~public works~~ director in the "Engineer's Estimate," which shall include separate itemizations of costs; and

d. Whether the pro rata share calculated by the developer/owner ensures that each property subject to the latecomer fee will pay a fair pro rata share of the costs of the improvements as determined by any appropriate method, including but not limited to determining the total capacity of the sewer improvements expressed in equivalent residential units (ERUs) and dividing the total cost by the number of ERUs created by construction or added by improvement of the sewer facility. (Ord. 19-542 § 2 (Exh. A)).

11.36.060 Notice – Hearing – Consideration by city council.

A. Upon receipt of the ~~public works~~ director's recommendation as provided in EMC 11.36.050(B), the city shall prepare a latecomer agreement (based on EMC 11.36.030) for inclusion in the council agenda.

B. At least 10 days prior to the city council public hearing, individual notice shall be sent to the owners of property located within the preliminary boundaries of the latecomer assessment reimbursement area, as these property owners are identified in the records of the county assessor. This notice shall state that the city council will be holding a public hearing for the purpose of allowing public testimony and submission of evidence in order to consider the execution of the latecomer agreement with the developer/owner, establish the final boundaries of the latecomer reimbursement area, and establish the proposed pro rata share. The notice shall reference this chapter, include the date and time scheduled for the public hearing before the city council, and shall be forwarded by certified mail to the property owners of record within the proposed latecomer reimbursement area.

C. The city council shall consider the request for a latecomer agreement in a public hearing, together with the ~~public works~~ director's recommendation, all application materials, all submitted evidence and public testimony. The city council shall make the final determination whether the request satisfies the criteria set forth in this chapter and, as specified in Chapter 35.91 RCW, the council shall approve the latecomer agreement. The council's decision on the method for determining the pro rata share used to calculate the latecomer fee and the latecomer fee shall be final. The fair pro rata share of the cost of the sewer facilities attributable to the owner's property shall be deducted from the cost of construction.

D. If approved, the final determination of the boundaries of the latecomer reimbursement area and pro rata share shall be included in an ordinance, which shall authorize the mayor to sign the latecomer agreement. The ordinance and all attachments shall be recorded against the affected properties as provided in EMC 11.36.080. (Ord. 19-542 § 2 (Exh. A)).

11.36.070 Approval and acceptance of facilities.

Upon the completion of sewer facilities pursuant to a latecomer agreement and all applicable codes and development regulations, the city council shall be authorized to approve their construction and accept the sewer facilities for ownership and maintenance. The city may then charge for their use such sewer rates that the city is authorized by law to establish. All further maintenance and operation costs shall be borne by the city. (Ord. 19-542 § 2 (Exh. A)).

11.36.080 Recording required.

After the final latecomer reimbursement pro rata fee has been established as provided in EMC 11.36.060, the agreement shall be recorded with the Pierce County auditor. The provisions of the latecomer agreement may not be effective as to any owner of real estate not a party thereto unless the latecomer agreement has been recorded against the affected property in the office of the county auditor of the county in which the real estate of the owner is located, prior to the time the owner taps into or connects to the sewer facilities. It shall be the sole responsibility of the developer/owner (or the city, if the city is the beneficiary of the latecomer fee) to record the latecomer agreement. Within 30 days after receipt of evidence that the latecomer agreement has been recorded, the ~~public works~~ director shall ensure that a notice of additional sewer connection charges has been recorded with the Pierce County auditor's office, as required by RCW 65.08.170. (Ord. 19-542 § 2 (Exh. A)).

11.36.090 Duration of agreement, extensions.

The latecomer agreement shall provide for the pro rata reimbursement to the owner or the owner's assigns for 20 years. The agreement may provide for an extension of the 20-year reimbursement period for a time not to exceed the effective date of any moratorium, phasing ordinance, concurrency designation or other governmental action that

prevents making applications for, or obtaining approval of, any new development within the benefit area for a period of six months or more. If the latecomer agreement is extended pursuant to this section, the amended latecomer agreement must specify the duration of the extension and must be filed and recorded as provided in EMC 11.36.080 in order to be effective. Property owners who are subject to the reimbursement obligations in the latecomer agreement shall be notified by the city of any extension filed under this section. (Ord. 19-542 § 2 (Exh. A)).

11.36.100 Reimbursement to owner.

Where a developer/owner has constructed the sewer facilities, all latecomer fees received by the city shall be paid out by the city under the terms of the latecomer agreement to the developer/owner within 60 days after the receipt thereof. Where the city has constructed the sewer facilities under this chapter, the city shall retain the latecomer fees as provided in the approving ordinance. (Ord. 19-542 § 2 (Exh. A)).

11.36.110 Prohibition on unauthorized connections, enforcement.

A. Unauthorized Connections. A person, firm or corporation may not be granted a permit or be authorized to tap into, connect or use any such sewer facilities or extensions subject to a latecomer agreement during the period of time prescribed in the latecomer agreement without first paying to the city, in addition to any and all other costs and charges made or assessed for such tap or use, or for the sewers constructed in connection therewith, the amount required by the provisions of the applicable latecomer agreement.

B. Enforcement. Whenever any tap or connection is made into any sewer facilities subject to a latecomer agreement without such payment having first been made, the city may authorize the removal of, or cause to be removed, such unauthorized tap or connection and all connecting tile or pipe located in the facility right-of-way, and dispose of unauthorized material so removed, without any liability whatsoever. (Ord. 19-542 § 2 (Exh. A)).

11.36.120 City or county participation in latecomer agreements.

A. City as Beneficiary of Latecomer Fee. The city may create an assessment reimbursement area on its own initiative, without the participation of a private property owner, finance all of the costs associated with the construction of the sewer facilities and become the sole beneficiary of the facilities. Unless otherwise provided by ordinance or contract, the city or the county participating in the financing of sewer facilities improved or constructed under this section:

1. Shall have the same rights to reimbursement as owners of real estate who make contributions as authorized under this chapter; and

2. Are entitled to a pro rata share of the reimbursement based on the respective contributions of the owner and the city/county.

B. Authorized Locations for Construction Sewer Facilities. The sewer facilities must be consistent with the city's GSP, comprehensive plan(s) and development regulations. The boundaries of the assessment reimbursement must be formulated by the city based upon a determination of which parcels in the proposed area would require construction or improvement of sewer facilities upon development or redevelopment, or would be allowed connection to or usage of constructed or improved sewer facilities. The sewer facilities to be constructed or improved may not be located outside the city's corporate limits². If Pierce County is a party to the latecomer agreement, the sewer facilities may not be located outside Pierce County.

C. ~~Public Works~~ Director Recommendation. The ~~public works~~ director shall prepare a recommendation to the city council as provided in EMC 11.36.050(B).

D. Notice of the Public Hearing. Notice of the public hearing shall be provided consistent with EMC 11.36.060.

E. Public Hearing. The city shall hold a public hearing on the proposed assessment reimbursement area and assessment (pro rata share), as provided in EMC 11.36.060. The city council's final determination of the assessment

² The language from RCW 35.91.020 regarding facilities being located "within ten miles of the municipality's corporate limits" is not included herein, as the city of Edgewood does not currently have an urban growth area and all areas abutting the city's corporate limits are served by other agencies.

1 reimbursement area and assessment shall be included in an ordinance, which shall be final. The city shall record the
2 ordinance as required by EMC 11.36.080.

3 F. Limit on Reimbursement. Except as otherwise provided in this chapter, the city or county seeking reimbursement
4 from an owner of real estate subsequently connecting to the sewer facilities constructed under this section is limited
5 to the dollar amount authorized in the ordinance contemplated in subsection (E) of this section. This does not
6 prevent the city or county from collecting amounts for services or infrastructure that are additional expenditures not
7 subject to the ordinance, contract or agreement, nor does it prevent the collection of fees that are reasonable and
8 proportionate to the total expenses incurred by the city or county in complying with this section.

9 G. Installation. To the extent that it may require in the performance of the latecomer agreement, the city or county
10 may install the sewer facilities in and along the city or county streets in the area to be served as hereinabove
11 provided, subject to reasonable requirements as the manner of occupancy of the streets as the city or county may by
12 resolution provide. (Ord. 19-542 § 2 (Exh. A)).

13 **11.36.130 No city liability.**

14 Nothing in this chapter is intended to create a private right of action for damages against the city or any municipality
15 for failing to comply with the requirements of this chapter. The city, its officials, employees or agents may not be
16 held liable for failure to collect a latecomer fee unless the failure was willful or intentional. Failure of the city to
17 comply with the requirements of this chapter does not relieve the city of any future requirements to comply with this
18 chapter. (Ord. 19-542 § 2 (Exh. A)).
19

Chapter 11.40

CONNECTION PERMITS AND CHARGES

Sections:

~~11.40.010 — Connection — When required.~~

~~11.40.020 — Connection — When not required.~~

~~11.40.030 — Separate connection required.~~

11.40.040 Owner responsible.

11.40.050 Connection permit and agreement required – Building permit conditioned.

11.40.060 Application.

11.40.070 Basis of connection and charge.

11.40.080 Water records.

11.40.090 Status of connection right.

11.40.100 Transfer and relinquishment of connection right.

11.40.110 Connection charges.

11.40.120 Hearing.

11.40.130 System extension required.

~~11.40.010 — Connection — When required.~~

~~Only Phase I properties will be permitted to connect to the city's sewer system. The following Phase I properties are required to connect to the sewer:~~

~~A. All existing buildings, intended for human occupation, on property within a local improvement district and fronted by a sewer shall be required to connect to the city sewer within 60 days of city acceptance of said sewer.~~

~~B. All existing buildings, intended for human occupation, on property fronted by a sewer, funded by special indebtedness bonds or warrants issued against revenues, shall be required to connect to the city sewer within 60 days of city acceptance of said sewer.~~

~~C. All new buildings, intended for human occupation, located on properties fronted by an existing sewer shall be required to connect to the city sewer prior to occupancy.~~

~~D. An existing building on property, fronted by a city sewer, whose on-site sewage disposal system has failed and cannot be acceptably corrected or repaired, as determined by the Tacoma Pierce County health department, shall be required to connect to said sewer. (Ord. 06-271 § 1).~~

~~11.40.020 — Connection — When not required.~~

~~Non Phase I properties are prohibited from connecting to the city's sewer. The following Phase I properties are not required to connect to the city's sewer:~~

~~A. Existing buildings fronted by a sewer constructed pursuant to a private system extension agreement.~~

~~B. Existing buildings fronted by a sewer constructed by the city and not within an LID or funded by bonds or warrants issued against revenues (RCW 35.67.190 and 35.92.025). (Ord. 06-271 § 1).~~

~~11.40.030 — Separate connection required.~~

~~A separate connection shall be required for each building with plumbing fixtures unless otherwise approved by the director (see EMC 11.45.040(G) and (H)). (Ord. 06-271 § 1).~~

11.40.040 Owner responsible.

Only the owner of the real property served by the sewer connection may enter into an agreement with the city for sewer service. A successor(s) of interest in the property shall be required to enter into a new agreement(s) with the city as a condition of continued sewer service.

The owner shall be responsible for meeting all the applicable requirements of this title. (Ord. 06-271 § 1).

11.40.050 Connection permit and agreement required – Building permit conditioned.

A. A connection permit and agreement shall be required before connection to the city's sewer system. The connection permit and agreement shall be made on a standard form that shall be approved by the ~~mayor or~~ director.

B. No building permit shall be issued for a building intended for human occupation, or in which plumbing fixtures are installed, unless:

1. A connection permit and agreement shall have been issued for the building pursuant to EMC 11.40.060; or

2. Sewer capacity has been reserved for the building, pursuant to EMC 11.30.080; or

3. An application and plans for a private disposal system have been approved by the ~~TPCHD Tacoma Pierce-~~
~~County health department~~ and supplied to the city pursuant to Chapter 11.55 EMC.

C. All fees and charges must be paid before the connection permit and agreement is issued.

~~D. The connection permit and agreement shall be recorded in the office of the Pierce County auditor.~~ (Ord. 15-447 § 1 (Exh. A); Ord. 06-271 § 1).

11.40.060 Application.

Application shall be made by the owner on the connection permit and agreement standard form, which shall contain, at a minimum, all of the following:

A. The owner's name, address and telephone number.

B. Legal description of owner's property as well as the street address, if any, and the tax account number.

C. The contractor's name, address, telephone number, contractor's license number, and city business license number.

D. ERUs required.

E. Sewer capacity analysis, together with a copy of a sewer capacity reservation, if any has been issued for the property, pursuant to EMC 11.30.080.

F. Discharge permit determination.

G. Side sewer and connection requirements and details.

H. Status of existing side sewer.

I. Condition of existing building sewer.

J. Conditions for service, including payment of monthly charges.

K. Required demolition and abandonment of existing private disposal system in conformance with EMC 11.55.020.

L. Conditions for maintaining a private side sewer in the public right-of-way, including permission for city to test the side sewer and private sewers on the owner's property for inflow and infiltration.

M. List of connection charges and fees.

N. A statement that all fees and charges must be paid before the connection permit and agreement is issued.

O. Signature of the owner.

~~P. A statement that the connection permit and agreement shall be recorded in the office of the Pierce County auditor.~~

Q. Notary forms.

R. Attachments.

1. Discharge permit, if applicable, by the jurisdiction that operates the wastewater treatment plant treating the city's sewage.

2. Copy of executed agreement between owner and water purveyor authorizing release and agreement to submit owner's monthly water bills to the city, as required by EMC 11.40.080.

3. Right-of-way ~~use~~ permit for construction of the side sewer.

~~4. Right of way use permit for operation and maintenance of the side sewer.~~

~~54.~~ The record drawing of the side sewer, as required under EMC 11.45.120, shall be attached to the permit following completion of the side sewer.

~~65.~~ Copy(ies) of executed and recorded easement(s), if any, if side sewer crosses other's property. (Ord. 06-271 § 1).

11.40.070 Basis of connection and charge.

A. Each connection permit and agreement shall be issued to an owner for a specific property, its use, and the number of ERUs of sewer system capacity required by that property. A new connection permit and agreement must be obtained by the owner, reflecting any change in the use and/or number of ERUs required for the property.

B. All units of residential use, including single, accessory, and multifamily, shall be deemed to require one ERU per unit.

C. The initial calculation for the number of ERUs required for a nonresidential property shall be determined from Table G2-1, Orange Book. If necessity for a more accurate method is indicated, the director may require a discharge analysis by an engineer, or other appropriate professional, to determine the number of ERUs generated by a proposed project.

D. Nonresidential accounts shall be compared to water usage from water purveyor billing accounts. If, after connection, the property's use changes or is expanded, or its requirement for sewer system capacity is otherwise found to have been increased, the new required capacity shall be calculated based on the greatest of the following ERU analyses:

1. The Table G2-1, Orange Book analysis; or

2. The maximum month water usage determined from water billing records; or

3. The maximum day sewage discharge based on records from a sewage meter; or

4. The quality of the discharge based on chemical and/or biological analysis.

E. In the event sewer system capacity is available, as determined in EMC 11.30.080, the city shall issue a new connection permit and agreement and the owner shall pay to the city an additional connection charge based upon the new or expanded requirement for sewer system capacity and the connection charge, based on the schedule in effect at the time the new connection permit and agreement is issued.

F. If sewer system capacity is not available, the number of ERUs will not be increased and the owner shall be required to reduce the wastewater discharge from the property to fall within the limits of the connection permit and agreement.

G. All commercial and industrial connections shall be reviewed and co-regulated by the jurisdiction that operates the wastewater treatment plant treating the city's sewage as set forth in Chapter 11.50 EMC. (Ord. 06-271 § 1).

11.40.080 Water records.

A standard form release and agreement shall be prepared for the purpose of making owner's water usage records available to the city in order to determine equitable connection and monthly charges. The owner and water purveyor shall be required to execute and deliver one original of such release and agreement, as a condition of sewer service, providing the city with copies of the owner's monthly water bills, at each billing period. (Ord. 06-271 § 1).

11.40.090 Status of connection right.

Upon establishment of a connection right (see EMC 11.30.020), such connection right shall run with the land and not be unilaterally extinguishable by the city except as may be provided in Chapter 11.65 EMC. The connection right shall be subject to current laws and regulations affecting the sewer system and connections thereto. (Ord. 06-271 § 1).

11.40.100 Transfer and relinquishment of connection right.

The connection right is transferable to another property if the property for which it was established is combined with other adjacent property into one ownership in a project and/or subdivided. The subdivision or project will receive full credit at current value for the ERUs of the preexisting connection permit and agreement when determining the connection charges for such subdivision or project.

An owner may relinquish the connection right to his property, or any excess portion of the ERUs associated therewith, to the city; provided, that in no event shall the number of ERUs be reduced below the number required for existing buildings on the property as determined by the city. The city shall not be required to reimburse the owner for such relinquishment. Such owner may request transfer of his relinquished capacity to another property within the city, whether or not owned by the owner, subject to the following:

A. Approval by the city.

B. The property receiving the transfer must be fronted by a city sewer or be party to an approved system extension agreement with a sewer fronting said property.

C. Such transfer request must occur prior to relinquishment.

D. The owner of the property receiving the transfer shall pay to the city applicable connection charges, if any, and a connection processing fee for the transfer.

E. Monthly charges shall continue throughout the transfer process and shall be paid by the owner of the property receiving the transfer from the date of such transfer.

F. Both the revised connection permit and agreement and the new connection permit and agreement shall be recorded in the office of the Pierce County auditor. (Ord. 06-271 § 1).

11.40.110 Connection charges.

A connection charge shall be assessed for each new sewer connection made to the city's sewer system. Connection charges and fees shall be set by ordinance of the city council following a hearing on the proposed connection charges. A connection charge shall be comprised of the following elements:

A. Processing Fee. A fee to cover the costs of processing the application, evaluating the requirement for sewer system capacity, recording the connection permit and agreement, and issuing the permit.

B. Existing Facilities Charge. Pursuant to RCW 35.92.025, the city shall charge each connecting property an equitable share, proportional to the number of ERUs required, of the cost of the existing sewer system not otherwise paid for through an LID, system extension agreement, or grant, except as provided below. Said equitable share may include interest from the date of construction until the date of connection, or for a period not to exceed 10 years.

The existing facilities charge shall include pass-through existing facilities charges from other cities, sewer districts, or counties, as may be applicable.

C. Conveyance Development Charge. Following completion of an LID that provides conveyance, all non-LID properties that connect to, or to sewers that connect to, improvements constructed by such LID shall be charged a

conveyance development charge. The conveyance development charge shall be equal to the design and construction costs of said LID improvements, together with interest from the date of completion, for a period of 10 years, at the rate of interest applicable to such LID; divided by the capacity of such LID improvements in ERUs; and multiplied by the number of ERUs required.

D. Future Facilities Charge. The city shall prepare a 10-year CIP for the sewer utility and revise it each year. The city shall charge each connecting property an equitable share, proportional to the number of ERUs required, of the cost of future sewer utility improvements, as set forth in the 10-year CIP, as contained in the GSP.

E. Collection System Charge. The owner of each property shall have a duty to pay for its proportionate share of the city sewer fronting such property. In the event that a property is connected to an existing sewer, fronting the property, the cost of which no owner of said property has contributed, a general collection system charge shall be made equal to one-half of the actual cost of each foot of existing sewer frontage.

F. Inspection Charges. The council shall set a fee to cover the costs of plan review and inspection of the side sewer.

G. Existing Side Sewer Charges. If a side sewer and partial building sewer, if any, has been installed as part of a city-funded project, in anticipation of development of the property, the council shall set a value for such side sewer which shall be paid for by the owner as part of the connection charge.

H. Latecomer Agreements. No owner shall be granted a permit to connect directly or indirectly to sewer facilities, for which exists a contract providing for reimbursement to other owners of real estate who constructed and paid for such sewer facilities, without first paying a fair pro rata share of the cost of same, as provided for in Chapter 11.36 EMC.

I. Credit for ERU Reservation. In the event the owner has reserved sewer system capacity for the property, the value of such reservation, less the processing fee, shall be deducted from the connection charge.

J. Transfer Fee. If the connection includes the transfer of relinquished sewer system capacity from another property, as provided for in EMC 11.40.100, the owner of the property receiving the relinquished capacity shall pay a processing fee for such transfer.

K. Treatment Charges. Owners of commercial and industrial buildings may be required to pay separate and additional connection charges and/or fees and install monitoring equipment by the jurisdiction that operates the wastewater treatment plant treating the city's sewage as set forth in Chapter 11.50 EMC. (Ord. 19-542 § 4; Ord. 10-333 § 7; Ord. 06-271 § 1).

11.40.120 Hearing.

Prior to adoption of an ordinance setting connection charges and fees for sewer service, the council shall hold a public hearing on the proposed charges and fees and shall consider all objections thereto and may correct, revise, or modify said connection charges and fees.

A notice of the hearing on the proposed connection charges and fees shall be published at least once a week for two consecutive weeks in the official newspaper of the city. The last publication shall be at least 15 days before the date fixed for the hearing.

The notice shall contain the time and place fixed for the hearing and a copy of the proposed connection charges and fees. Persons who may desire to object shall be advised to make their objections in writing and to file them with the city clerk at or prior to the date fixed for the hearing.

Regulations for hearings and setting connection charges for the jurisdiction that operates the wastewater treatment plant treating the city's sewage shall be as set forth in its municipal code. (Ord. 06-271 § 1).

~~11.40.130 System extension required.~~

~~When a property is not fully fronted by a sewer, the owner, as a condition of sewer service, shall be required to extend the city's sewer to and across one full side of the property in accordance with the GSP. Nonrectangular and corner lots may be required to extend the sewer along two or more full sides as determined by the director. Extensions shall be made in conformance with Chapter 11.35 EMC. (Ord. 06-271 § 1).~~

Chapter 11.45

SIDE SEWERS

Sections:

- 11.45.010 Responsibility and ownership.
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11.45.010 Responsibility and ownership.

A. The owner of the property served by the side sewer shall construct and pay for the side sewer. Upon the city's approval and acceptance of a constructed side sewer, the owner shall transfer the side sewer to the city through an agreement and bill of sale in a form approved by the city attorney. The city shall thereafter own, operate, maintain, and retain full rights of access to the side sewer for inspection and maintenance purposes.

B. Notwithstanding subsection (A) of this section, the city may construct and fund the installation of any side sewer as part of an ~~LID or other~~ city-sponsored sewer installation project; provided, that nothing herein shall be construed as requiring the city to initiate any such project, and the city shall retain sole discretion regarding the same to the fullest extent allowed by law.

C. When a side sewer is constructed prior to the building sewer for a particular property, the director may authorize concurrent construction of the side sewer and a portion of building sewer where necessary in order to avoid damage to or interference with improvements in the right-of-way. (Ord. 10-333 § 3; Ord. 06-271 § 1).

11.45.020 Side sewer – New – Existing – Abandoned.

A new side sewer and building sewer, constructed with new materials, as approved by the city, shall be required for new connections and when modifications are made to an existing side sewer or building sewer; except, that such connection may be made to an existing side sewer and/or building sewer; provided, that said existing side sewer is examined by video camera and shown to be sound and the building sewer, if any, successfully passes a pressure test.

If a side sewer is temporarily abandoned, the building sewer shall be disconnected from the cleanout at the right-of-way line and replaced with an ~~eight-inch~~ nipple and cap. The joints shall be gasketed, the cap blocked, and the cleanout in good condition or replaced.

If a side sewer is permanently abandoned, the side sewer shall be removed and replaced at the sewer main, submain, or lateral tee with a ~~12-inch~~ nipple and cap. The joints shall be gasketed and the cap blocked. (Ord. 06-271 § 1).

11.45.030 Operation and maintenance requirements – Permission to test.

A. Operation. The owner shall be permitted to construct a side sewer in the right-of-way or other easement in conformance with all applicable conditions of the right-of-way ~~use~~ permit and any applicable terms and conditions of such easement. Only wastewater meeting the requirements of Chapter 11.50 EMC shall be permitted to be discharged through a side sewer. Violation of the conditions of a permit or easement hereunder may result in its revocation, termination of sewer service, and disconnection of the side sewer as provided in EMC 11.65.030.

B. Maintenance. The city or its designee shall be responsible for the maintenance of the side sewer and shall also keep an as-built record of its location. In the event the side sewer becomes restricted or blocked, it shall be the owner's responsibility to promptly notify the city.

C. Inflow and Infiltration. The owner shall take no action nor allow any action or condition that would jeopardize the integrity of the side sewer and shall permit no connections thereto other than pipes carrying wastewater meeting the requirements of Chapter 11.50 EMC. If the city determines that an unacceptable quantity of ground or surface water is being discharged into the city's sewer system from the owner's building sewer, the owner shall be required to eliminate such inflow and/or infiltration.

D. Testing. The city may test the side sewer at any time in its sole discretion, consistent with the terms and conditions of any applicable easement. The techniques that may be used for such testing shall be as provided in the connection permit and agreement, the Design and Construction Standards and the Orange Book. (Ord. 10-333 § 4; Ord. 06-271 § 1).

11.45.040 Design.

A. All side sewers shall be designed in accordance with the Design and Construction Standards, this title, and the Standard Specifications.

~~B. The separation between side sewers and water lines shall be as set forth in EMC 11.35.020.~~

~~C. The minimum diameter of a side sewer shall be six inches.~~

~~D. The six inch side sewer shall connect to the sewer in a tee in new construction and a saddle if connecting to an existing sewer. The leg of the tee or saddle shall be set at an angle of 45 degrees up from a horizontal plane. The minimum slope of a side sewer shall be one percent.~~

~~E. A cleanout shall be installed at the street side of the right-of-way line, at which point the building sewer shall be connected to the side sewer.~~

~~FB.~~ Only one building shall be connected to a side sewer. If there is more than one building on a single lot and it is impracticable to connect both side sewers to the sewer in the street, a sewer lateral shall be extended onto the private property within an easement. The sewer lateral shall terminate in a manhole, except that a cleanout may be used if the lateral is 50 feet or less in length. The sewer lateral must connect to the sewer main or submain at a manhole.

~~GC.~~ Buildings that are accessory to a single-family residence on a single-family lot may share a common connection. If ownership of such buildings is segregated by any action, such as subdivision or condominium, separate connections shall be required for each building so segregated.

~~HD.~~ A side sewer, eight inches or greater in diameter, must connect to the sewer system at a manhole. (Ord. 10-333 § 5; Ord. 06-271 § 1).

11.45.050 Private sewage pumps.

A. Each private pump station shall discharge through its own private, dedicated force main. The private force main shall discharge into a private manhole, located on the owner's property, which shall discharge into the city's sewer in a standard gravity side sewer.

B. A private force main shall be permitted to discharge into a city manhole only when the director finds there is no reasonable alternative. A force main shall not discharge directly into ~~another force main or~~ gravity sewer pipe.

~~C. When upper floors of a building can drain to the city's sewer in a standard gravity building sewer and side sewer, only plumbing fixtures in those parts of the building that cannot be so drained shall be connected to the private pump station. (Ord. 06-271 § 1).~~

11.45.060 Permits required.

Side sewer construction and/or connection to the side sewer shall not begin until all of the following permits have been obtained:

1 A. Connection permit and agreement as described in EMC 11.40.050.

2 B. Right-of-way ~~use~~ permit for construction. (Ord. 10-333 § 6; Ord. 06-271 § 1).

3 **11.45.070 Side sewer contractor.**

4 The side sewer contractor shall be required to have a current and valid Washington State contractor's license and a
5 city ~~of Edgewood~~ business license, and shall supply the city with copies of both and provide the city with
6 documented proof of experience in underground utility construction. A right-of-way ~~use~~ permit shall not be issued
7 for construction of a side sewer unless the contractor can demonstrate such experience and is approved by the
8 director. (Ord. 06-271 § 1).

9 **11.45.080 Bond and insurance required.**

10 A performance bond, insurance, indemnification, and maintenance bond, meeting the requirements as set forth in
11 Chapter 12.06 EMC, shall be required as a condition of issuance of the right-of-way ~~use~~ permit. (Ord. 06-271 § 1).

12 **11.45.090 Construction.**

13 All construction shall be in conformance with the Design and Construction Standards, this title, and the Standard
14 Specifications. (Ord. 06-271 § 1).

15 **11.45.100 Inspection.**

16 Inspection and testing of the side sewer shall be as described in the Design and Construction Standards, and payment
17 for same as set forth in EMC 11.40.110. (Ord. 06-271 § 1).

18 **11.45.110 Restoration.**

19 No connection shall be made until the street, curb, gutter, sidewalk, and landscaping in the right-of-way have been
20 restored as set forth in the Design and Construction Standards, this title, and the Standard Specifications. (Ord. 06-
21 271 § 1).

22 **11.45.120 Record drawings.**

23 The owner shall submit a record drawing, meeting the requirements of the Design and Construction Standards and
24 this title, to the city when construction of the side sewer is complete. The record drawing shall be subject to review
25 and approval of the director. (Ord. 06-271 § 1).

26 **11.45.130 Building sewers.**

27 A. Responsibility. The owner of the property served by a building sewer shall construct, pay for, own, operate and
28 maintain the building sewer. In the event that a building sewer becomes restricted or blocked, it shall be the owner's
29 responsibility to restore service.

30 B. Record Drawings. The owner shall keep an as-built record of the location of the building sewer and shall provide
31 a copy to the city upon request.

32 C. Inflow and Infiltration. The owner shall maintain the integrity of the building sewer and shall permit no
33 connections thereto other than pipes carrying wastewater meeting the requirements of Chapter 11.50 EMC. Pipes
34 that become broken or joints that permit infiltration of groundwater or surface water shall be replaced or repaired by
35 the owner. If the city determines that an unacceptable quantity of ground or surface water is being discharged into
36 the city's sewer system from the owner's building sewer, the owner shall be required to immediately eliminate such
37 inflow and/or infiltration.

38 D. Check Valves. A check valve shall be required at the connection of the building drain to the building sewer when
39 plumbing fixtures are located in the basement of a building or on any floor less than four feet above the crown of the
40 sewer to which its side sewer is connected, unless otherwise approved by the director.

41 E. Testing. The owner, as a condition of the connection permit and agreement, shall authorize but not require the
42 city to enter the property for the purpose of testing all sewers for inflow and infiltration, during normal business
43 hours, seven days following notification. The techniques that may be used for such testing shall be provided in the
44 connection permit and agreement, the Design and Construction Standards and the Orange Book; provided, that

- 1 nothing in this subsection shall be construed as imposing any duty of care upon the city, or as limiting in any manner
- 2 the owner's responsibility for maintaining the building sewer. (Ord. 10-333 § 9.)

DRAFT

Chapter 11.50

DISCHARGES TO THE SEWER

~~(Reserved)~~

~~Sections:~~

~~11.50.010 Definitions.~~

~~11.50.020 General discharge standards and requirements.~~

~~11.50.030 Commercial / Industrial dischargers.~~

~~11.50.040 Fats, oils and greases (FOG) regulations.~~

11.50.010 Definitions

The following words, terms, and phrases, when used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning or where otherwise defined:

“Best Management Practices (BMPs)” means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to support the requirements in these Regulations and 40 CFR Part 403.5(a)(1) and (b). BMPs may also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw materials storage.

“Categorical Pretreatment Standard” means any regulation containing Pollutant Discharge limits promulgated by EPA in accordance with Sections 307(b) and (c) of the Act (33 U.S.C. Section 1317) which apply to a specific category of Users and which appear in 40 CFR Chapter I, Subchapter N, Parts 405 471.

“Domestic User” means any customer who contributes, causes, or allows the contribution of Domestic Wastewater to the City. This generally includes but is not limited to the Residential and Multifamily customer classes, as defined by the City, along with commercial customers that discharge only domestic wastewater.

“Domestic Wastewater” means wastewater that the City determines is of similar volume and/or chemical make-up to that of a residential dwelling unit. Domestic wastewater typically include kitchen wastes, human wastes, and housekeeping cleaning materials in volumes and/or concentrations normally discharged from these classes of Users and typically include up to 100 gallons per capita per day, 300 mg/L of BOD, and 300 mg/L of TSS.

“Commercial User” means all nonresidential customers receiving water and sewer service or discharging domestic flows to the City’s sewer system without one or more dwelling units. Commercial users can be for-profit or not-for-profit customers, including but not limited to schools, churches, public agencies, retail stores, restaurants, office buildings, gyms/fitness facilities, hotels, motels and parks.

“Fats, Oils and Grease (FOG)” means those components of wastewater amenable to measurement by methods for the determination of Oil and Grease described in the current method of Standard Methods or methods identified in 40 CFR Part 136. The term “fats, oils and grease” shall include polar and nonpolar fats, oils, and grease and other components extracted from wastewater by these methods.

“FOG removal device” means a device designed to separate fats, oils and grease from liquid waste prior to the wastewater entering the sanitary sewer system, typically either a Grease Interceptor, Grease Trap or Oil/Water Separator.

“Food” means any raw, cooked, or processed edible substance, ice, or ingredient used or intended for use or sale in whole or in part for consumption.

“Food processing establishment” means an establishment in which food is prepared, manufactured or packaged for consumption off site.

“Food sales establishment” means retail and wholesale grocery stores, retail seafood stores, food processing plants, bakeries, confectioneries, fruit, nuts and vegetable stores and places of business and similar establishments, mobile or permanent, engaged in the sale of food primarily for consumption off premises.

1 “Food service establishment” means any establishment for the preparation and/or serving of food, or other edible
2 products and/or are required to have a food business permit issued by the TPCHD. The term “food service
3 establishment” includes but is not limited to restaurants, coffee shops, cafeterias, breweries, wineries and distilleries,
4 short order cafes, grocery store delis, luncheonettes, taverns, lunchrooms, places which manufacture retail
5 sandwiches, church kitchens, soda fountains, institutional cafeterias, catering establishments, food vending vehicles,
6 and operations connected therewith, and similar facilities by whatever name called.

7 “Grease” means rendered animal fat, vegetable shortening, and other such oily matter used for the purposes of and
8 resulting from preparing and/or cooking food.

9 “Gravity grease interceptor (GGI)” means an interceptor of at least 1,000 gallons to serve one or more fixtures and
10 which is remotely located underground and outside of a food service establishment. It is designed to collect, contain
11 or remove food wastes and FOG from the waste stream while allowing the balance of the liquid waste (“gray
12 water”) to discharge to the wastewater collection system by gravity.

13 “Grease interceptor (GI)” means a pretreatment device provided external to the premise designed to separate and
14 collect fats, oils, grease, and solids and prevent these pollutants from entering the sanitary sewer. Grease
15 interceptors may be either hydromechanical grease interceptors (HGIs) or gravity grease interceptors (GGIs).

16 “Grease trap” means a device designed to retain FOG from one to a maximum of four fixtures, with a maximum
17 capacity of 50 gpm/100 pounds, and a minimum of 20 gpm/40 pounds.

18 “Hydromechanical grease interceptor (HGI)” means a device located inside a food service establishment designed to
19 retain FOG from fixtures whose total capacity in gallons (gal) (L) shall not exceed 2½ times the certified gallons per
20 minute (gpm) (L/s) flow rate of the interceptor in accordance with the Uniform Plumbing Code (UPC). It is designed
21 to collect, contain or remove food wastes and FOG from the waste stream while allowing the balance of the liquid
22 waste to discharge to the wastewater collection system by gravity or mechanical means.

23 “Interference” means a discharge that alone, or in conjunction with a discharge or discharges from other sources,
24 either: (1) inhibits or disrupts the wastewater collection system, its treatment processes or operations; (2) inhibits or
25 disrupts its biosolids (sludge) processes, use or disposal; or (3) is a cause of a violation of any permit or that
26 prevents the use or disposal of sewage sludge in compliance with any of the following statutory/regulatory
27 provisions or permits issued thereunder: Section 405 of the Clean Water Act; the Solid Waste Disposal Act
28 (SWDA), including Title II, commonly referred to as the Resource Conservation and Recovery Act (RCRA); any
29 state regulations contained in any state sludge management plan prepared pursuant to Subtitle D of the SWDA; the
30 Clean Air Act; the Toxic Substances Control Act; and the Marine Protection, Research, and Sanctuaries Act.

31 “Non-domestic Wastewater” means wastewater that is not Domestic Wastewater.

32 “Non-polar (petroleum or mineral origin) FOG” means FOG in water or waste from a petroleum or mineral source
33 as measured using analytical procedures established in 40 CFR 136.

34 “Oil/water separator (OWS)” means a large capacity underground vault installed between a drain serving a non-
35 polar FOG discharger and the connecting sewer pipe. These vaults are designed with baffles or coalescing plates to
36 trap sediments and retain floating oils. The large capacity of the vault slows down the wastewater, allowing oil to
37 float to the surface and solid material to settle out. Any customer that is a potential discharger of petroleum-based
38 and/or non-polar FOG is required to have an OWS. Businesses and facilities that require oil/water separators
39 include, but are not limited to, car washes, quick-lube stations, loading docks/trash compactors, auto detail shops,
40 parking garages, gas stations, fuel pumps, automotive and equipment repair, service shops and any businesses using
41 steam or pressure washers.

42 “Pass Through” means a discharge which exits the POTW into waters of the United States in quantities or
43 concentrations which, alone or in conjunction with a discharge or discharges from other sources, is a cause of a
44 violation of any requirement of an NPDES permit(s), including an increase in the magnitude or duration of a
45 violation.

1 “Polar (animal and vegetable origin) FOG” means FOG in water or waste from an animal or vegetable source as
2 measured using analytical procedures established in 40 CFR 136.

3 “Pollutant” means a contaminant, or other cause of alteration of the physical, chemical, or biological properties, of
4 any waters of the state, including change in temperature, taste, color, turbidity, or odor of the waters, or such
5 discharge of any liquid, gaseous, solid, radioactive, or other substance into any waters of the state as will or is likely
6 to create a nuisance or render such waters harmful, detrimental, or injurious to the public health, safety, or welfare,
7 or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock,
8 wild animals, birds, fish, or other aquatic life.

9 “POTW” means a publicly owned treatment works as defined by Section 212 of the Act (33 U.S.C. Section 1292),
10 which is owned by the City or other Receiving Jurisdiction, to which wastewater from the City is conveyed. This
11 definition includes any devices or systems used in the collection, conveyance, storage, treatment, recycling, and
12 reclamation of sewage or Industrial Wastes of a liquid nature and any conveyances which convey wastewater to a
13 Treatment Plant.

14 “Rendering/disposal company” means a business that possesses the necessary license and certification for the
15 collection, acceptance and disposal or reuse of FOG.

16 “Significant Industrial User” (or SIU) is a User that meets any of the following:

17 A. A User subject to Categorical Pretreatment Standards; or

18 B. A User that:

19 1. Discharges an average of twenty-five thousand (25,000) gpd or more of process Wastewater to the POTW
20 (excluding sanitary, non-contact cooling, and boiler blowdown Wastewater);

21 2. Contributes a process waste stream which makes up five (5) percent or more of the average dry weather
22 hydraulic or organic capacity of the Treatment Plant; or

23 3. Is designated as such by the Receiving Jurisdiction on the basis that it has a reasonable potential for
24 adversely affecting the POTW’s operation or for violating any pretreatment standard or requirement.

25 “Standard Methods” means the current version of Standard Methods for the Examination of Water and Wastewater
26 (APHA, WEF, AWWA).

27 “User” means any person, business or entity that contributes, causes or permits the contribution of wastewater into
28 the City’s sanitary sewer system.

29 “Wastewater” means any combination of liquid and water-carried sewage and/or commercial/industrial wastes and
30 from any customer including residential dwellings, commercial buildings, industrial and manufacturing facilities,
31 and institutions, whether treated or untreated, which are contributed to the POTW.

32 **11.50.020 General discharge standards and requirements.**

33 A. Any authorized officer or employee of the City may enter and inspect any part of the City’s sanitary sewer
34 system. The right of entry and inspection shall extend to public streets, easements, and property within which the
35 system is located. Moreover, the City shall be allowed to enter on private property to inspect waste discharge
36 facilities. The right of inspection shall include on-site inspection of pretreatment and sewer facilities, observation,
37 measurement, sampling testing and access to all compliance records located on the premises of the discharger. The
38 right of inspection shall include entry into the business premises during normal business hours (with or without prior
39 notification) to ensure that discharge standards, including but not limited to best management practices, are being
40 followed. Persons or occupants of premises where wastewater is produced or discharged must allow any authorized
41 representative of the City ready access at all reasonable times to all parts of the premises for the purpose of
42 inspection, sampling, or record examination. The City’s representative has the authority to set up, on the
43 discharge’s property, such devices as are necessary to conduct sampling, inspection, compliance monitoring or flow
44 metering operations.

1 B. General Prohibitions. No person shall introduce or cause to be introduced into POTW any pollutant, wastewater,
2 or other substance or flow which either alone or by interaction with other materials causes Pass Through or
3 Interference. These general prohibitions apply to all Users of the POTW whether or not they are subject to
4 Categorical Pretreatment Standards or any other National, State, or local Pretreatment Standards or Pretreatment
5 Requirements.

6 C. The following are prohibited and considered violations: filing false reports, denying access to premises or
7 records, discharging through unauthorized connections, tampering with sampling or metering devices, deliberately
8 circumventing pretreatment facilities, or continuing a prohibited discharge in violation of an order to cease and
9 desist.

10 D. Specific Prohibitions. No person shall introduce or cause to be introduced into the POTW any of the following
11 Pollutants, substances, or Wastewater:

12 1. Pollutants which either alone or by interaction may create a fire or explosive hazard in the POTW, a public
13 nuisance or hazard to life, or prevent entry into the sewers for their maintenance and repair or are in any way
14 injurious to the operation of the system or operating personnel. This includes waste streams with a closed cup
15 flashpoint of less than 140 degrees F (60 degrees C) using the test methods specified in 40 CFR Part 261.21,
16 and Wastewater causing any single reading over ten percent (10%) of the lower explosive limit based on an
17 explosivity meter reading at the point of discharge into the POTW or at any point in the POTW. Prohibited
18 materials include, but are not limited to, gasoline, kerosene, naphthalene, benzene, toluene, xylene, ethers,
19 alcohols, ketones, aldehydes, peroxides, chlorates, perchlorates, bromides, carbides, hydrides, sulfides, and any
20 other substance that the City, the State, or the EPA has notified the person is a fire hazard or hazard to the
21 POTW.

22 2. Wastewater having a pH less than 5.5 or more than 11.0, or otherwise having any other corrosive property
23 capable of causing damage or hazard to structures, equipment, or personnel. Discharges outside this pH range
24 may be authorized by a permit issued by the City pursuant to a finding that the system is specifically designed
25 to accommodate a Discharge of that pH.

26 3. Solid or viscous substances in amounts which may cause obstruction to the flow in the sanitary sewer or
27 other Interference with the operation of the sanitary sewer system or POTW. Specifically prohibited
28 substances in amounts that produce Interference include, but are not limited to: FOG, animal guts or tissues,
29 paunch manure, bones, hair, hides or fleshings, entrails, whole blood, feathers, ashes, cinders, sand, spent lime,
30 stone or marble dusts, metal, glass, straw, shavings, grass clippings, rags, spent grains, spent hops, waste paper,
31 wood, plastics, gas, tar asphalt residues, residues from refining or processing of fuel or lubricating oil, mud, or
32 glass grinding or polishing wastes.

33 4. Pollutants, including oxygen demanding Pollutants (BOD, etc.), released in a Discharge at a flow rate and/or
34 Pollutant concentration which, either singly or by interaction with other Pollutants, will cause Interference with
35 the POTW.

36 5. Wastewater with concentrations of Total Suspended Solids or 5-day Biochemical Oxygen Demand
37 exceeding 600 mg/L, without prior authorization from the Receiving Jurisdiction.

38 6. Wastewater having a temperature which will interfere with the biological activity in the POTW, has
39 detrimental effects on the collection system, or prevents entry into the sanitary sewer. In no case shall
40 Wastewater be discharged to the City's collection system at a temperature exceeding 104 degrees Fahrenheit.

41 7. Pollutants which result in the presence of toxic gases, vapors, or fumes within the POTW in a quantity that
42 may cause acute worker health and safety problems or exceed the Receiving Jurisdiction screening levels
43 without prior authorization.

44 8. Septage, unless specifically and expressly approved by the City.

45 9. Trucked or hauled Pollutants, except at Discharge points designated by the City and when specifically and
46 expressly approved by the City.

1 10. The following are prohibited unless approved in writing by the City under extraordinary circumstances,
2 such as lack of direct Discharge alternatives due to combined sewer service or need to augment Sewage flows
3 due to septic conditions (as required under WAC 173-216-060):

4 a. Non-Contact Cooling Water in significant volumes;

5 b. Storm Water, or other direct inflow sources;

6 c. Wastewaters significantly affecting system hydraulic loading, which do not require treatment or would
7 not be afforded a significant degree of treatment by the POTW; and

8 d. Surface water, ground water, artesian well water, roof runoff, subsurface drainage, condensate, deionized
9 water, and other sources of unpolluted water, unless specifically authorized by the City.

10 e. Swimming pool drainage, unless dechlorinated and specifically authorized by the City.

11 f. Construction dewatering and TESC (Temporary Erosion and Sediment Control) discharges

12 11. Noxious or malodorous liquids, gases, solids, or other Wastewater which, either singly or by interaction
13 with other wastes, are sufficient to create a public nuisance or a hazard to life, or to prevent entry into the
14 sanitary sewers for maintenance or repair.

15 12. Chlorine, bleach or other oxidants in quantities that cause Interference to the POTW. All oxidants must be
16 neutralized to less than 0.1 mg/L before discharge.

17 13. Wastewater which imparts color which cannot be removed by treatment processes, such as, but not limited
18 to, dye wastes and vegetable tanning solutions, which consequently imparts color to the downstream Treatment
19 Plant's effluent.

20 14. Wastewater containing any radioactive wastes or isotopes except as specifically approved by the City, and
21 in compliance with applicable federal or State regulations.

22 15. Sludges, screenings, or other residues from the Pretreatment of Industrial Wastes.

23 16. Medical Wastes, except as specifically authorized by the City.

24 17. Wastewater causing, alone or in conjunction with other sources, a downstream Treatment Plant's effluent to
25 fail a toxicity test.

26 18. Detergents, surface-active agents, or other substances in amounts that may cause excessive foaming in the
27 POTW.

28 19. Any fats, oils, or greases, including but not limited to petroleum oil, nonbiodegradable cutting oil, or
29 products of mineral oil, animal or vegetable origin in amounts that may cause obstructions or maintenance
30 problems in the sanitary sewer system or in the POTW, or in concentrations (combined polar and non-polar oil
31 and grease) that exceed one hundred (100) mg/L.

32 20. Any substance which will cause a downstream Treatment Plant to violate its NPDES and/or other disposal
33 system permit(s).

34 21. Any dangerous, extremely hazardous, or hazardous wastes as defined in rules or regulations published by
35 Ecology or by EPA, except as specifically approved by the City.

36 22. Any persistent pesticide and/or pesticides regulated by the Federal Insecticide Fungicide Rodenticide Act
37 (FIFRA) as amended.

23. Any Wastewater containing toxic Pollutants in sufficient quantity, either singly or by interaction, to injure or create Interference with any Wastewater treatment process, constitute a hazard to humans or animals, or to exceed the limitation set forth in Categorical Pretreatment Standards, or State or local Pretreatment Standards.

24. Any substance which may cause a downstream Treatment Plant's effluent or treatment residues, sludges, or scums, to be unsuitable for reclamation and reuse.

25. Any Slug Load, or any Pollutant, including oxygen demanding Pollutants, released in a single extraordinary discharge episode or in such volume or strength as to cause Interference to the POTW ; or released with a flow rate causing an exceedance of the capacity of the available trunk sewer.

26. Antifreeze or a coolant solution used in a vehicle or motorized equipment, except as specifically approved by the City.

27. An enzyme, chemical, or other agent that emulsifies FOG.

28. Wastewater that contains, or has contained, glutaraldehyde or ortho-phthalaldehyde unless it has been completely de-activated with sodium bisulfite or sodium hydroxide, has a pH of between 5.5 and 10 standard units, and does not contain any drain clogging solids. The User shall contact the City for review and obtain approval prior to Discharge.

29. The City may establish and require BMPs for any category of User or type of commercial/industrial customer which creates a non-domestic waste stream.

11.50.030 Commercial / Industrial dischargers.

A. Applicability. The more stringent of the provisions in this Chapter 11.50 EMC and the provisions of the applicable Receiving Jurisdiction shall apply to all commercial / industrial discharges. Industrial facilities which discharge wastewater that ultimately is conveyed into a Receiving Jurisdiction's POTW shall be considered part of the City's sanitary sewer system, for the purposes of compliance with their standards.

B. Permits – Reports – Enforcement. All industrial dischargers within the City which discharge into the Receiving Jurisdiction's POTW shall apply directly to the Receiving Jurisdiction for applicable pretreatment permits. Reports from industrial dischargers shall be made directly to the Receiving Jurisdiction. All enforcement actions for industrial dischargers shall be undertaken by the Receiving Jurisdiction. City staff shall cooperate with Receiving Jurisdiction staff as necessary in said application and enforcement procedures.

C. Categorical industry determination. The Receiving Jurisdiction shall make the final determination, subject to 40 CFR 403.6, Federal or State Review, as to whether a particular industrial user is a categorical industry. The Receiving Jurisdiction and/or the City will collect and assimilate the necessary information to make this determination.

D. Significant industrial user determination. Using the definitions contained in the Receiving Jurisdiction's ordinance, the Receiving Jurisdiction shall make the final determination as to whether a particular industrial user is a significant industrial user. The Receiving Jurisdiction and/or the City will collect and assimilate the necessary information to make this determination.

E. Inspection. Any authorized officer and employee of the Receiving Jurisdiction may enter and inspect any part of the sewer system of the City served by the Receiving Jurisdiction's treatment system. The right of entry and inspection shall extend to public streets, easements, and property within which the system is located. Moreover, the Receiving Jurisdiction shall be allowed, as appropriate under City regulations, to enter on private property to inspect industrial waste discharges. The right of inspection shall include on-site inspection of pretreatment and sewer facilities, observation, measurement, sampling testing and access to all 40 CFR 403.12 compliance records located on the premises of the industrial user.

11.50.040 Fats, oils and greases (FOG) regulations.

A. Applicability. The requirements specified herein apply to all new commercial facilities and any existing or new customer with a reasonable potential to discharge excessive levels of FOG (as solely determined by the City) into

1 the City's sanitary sewer system. Excessive levels of FOG are levels are defined as those that exceed 100 mg/L
2 total FOG, have a visible sheen or cause build-up or obstructions in sewer systems.

3 B. FOG Standard. The discharge of more than 100 mg/L (combined polar and non-polar FOG concentrations, EPA
4 Method 1664) is prohibited. The discharge of FOG in amounts that cause a visible sheen on the discharge or in the
5 public sewer system, a build-up of FOG in any public sewer facility, which accumulates either alone or in
6 combination with other discharges to cause obstruction of the public sewer system is also prohibited.

7 C. Variances from FOG Regulations. The City has the authority to approve any variances to the discretionary
8 standards and/or other conditions of the requirements specified herein.

9 D. Requirements for new and existing facilities.

10 1. New facilities. All new commercial facilities are required to install grease interceptors and/or oil/water
11 separators unless the facilities will exclusively generate Domestic Wastewater and are provided a written
12 exemption by the City. Constructed facilities with the potential to discharge FOG shall be required to
13 continuously operate and maintain an approved type and adequately sized grease interceptor and/or oil/water
14 separator designed to meet the requirements of this chapter within 180 calendar days from notification by the
15 City. New facilities must be designed in accordance with this Chapter and the current Uniform Plumbing
16 Code (UPC).

17 2. Existing facilities with FOG removal. Existing facilities with FOG removal devices shall be permitted to
18 operate and maintain existing FOG removal devices, provided that the equipment is in good operating
19 condition and meets the effluent requirements. Any facilities that will be expanded or renovated (e.g. tenant
20 improvements), or are known to cause violations of the FOG removal device effluent standards or FOG-related
21 cleaning activities in the sanitary sewer, shall be required to install, operate, and maintain an approved type and
22 adequately sized grease interceptor and/or oil/water separator designed to meet the City's current FOG control
23 requirements within 120 calendar days from notification by the City.

24 3. Existing facilities without FOG removal. Existing facilities without FOG removal devices that will be
25 expanded or renovated (e.g. tenant improvements), or are determined by the City to cause violations of the
26 FOG removal device effluent standards or FOG-related cleaning activities in the sanitary sewer, shall be
27 required to install, operate, and maintain an approved type and adequately sized grease interceptor and/or
28 oil/water separator designed to meet the City's current FOG control requirements within 180 calendar days
29 from notification by the City.

30 E. Requirements for FOG removal devices.

31 1. Responsibility. The owner of each facility is solely responsible for the cost of FOG removal, device
32 installation, inspection, cleaning, and maintenance.

33 2. General Design Requirements.

34 a. No sanitary waste shall be conveyed to a FOG removal device.

35 b. A downstream monitoring manhole or sampling port shall be included on all GI and OWS installations,
36 unless a variance is approved by the City.

37 c. Grease interceptors and/or oil/water separators shall be installed at an exterior underground location
38 where they are easily accessible for sample collection, inspection, cleaning, and removal of retained FOG,
39 unless a variance is provided by the City. The location of the grease interceptor and/or oil/water separator
40 must be approved by the City and may not be installed in any interior part of a building.

41 d. Grease interceptors and/or oil/water separators shall be located on the facility's side sewer downstream
42 of all fixtures which may introduce FOG into the sanitary sewer and upstream of the connection to the
43 sanitary sewer collection system.

3. Grease Interceptors. Grease interceptors (GIs) shall be designed, sized, constructed, and installed in accordance with City standards and the Uniform Plumbing Code (UPC), whichever is more stringent. For FSEs, the type (Grease Trap or GI) and size of the FOG Removal Device shall be based on the “Sizing of GIs” formula as defined in the currently adopted UPC or the table below, whichever is more stringent. All fixtures, equipment, and drain lines located in a facility’s food preparation and cleanup areas shall be connected to a GI, unless specifically approved by the City. The following types of equipment or fixtures have been identified as potential sources of fats, oils and grease and shall be connected to a GI per City or manufacturer’s instructions: pre-rinse and/or pre-wash sinks or sinks in dishwashing areas; two or three compartment sinks; wok stoves; self-cleaning stove ventilation/exhaust hood; kitchen floor drains; floor drains; floor sinks; mop sinks; food prep sinks; and hand sinks.

Minimum Grease Interceptor Sizing Requirements

<u>Meter Size</u>	<u>Gallons per Minute ¹ (GPM)</u>	<u>Drainage Fixture Units ² (DFUs)</u>	<u>Grease Interceptor Size ³</u>
<u>5/8”</u>	<u>25</u>	<u>50</u>	<u>1,000</u>
<u>1”</u>	<u>70</u>	<u>140</u>	<u>1,250</u>
<u>1-1/2”</u>	<u>120</u>	<u>240</u>	<u>2,000</u>
<u>2”</u>	<u>170</u>	<u>340</u>	<u>2,500</u>
<u>3”</u>	<u>320</u>	<u>640</u>	<u>5,000</u>
<u>4”</u>	<u>500</u>	<u>1,000</u>	<u>7,500</u>
<u>6”</u>	<u>1,000</u>	<u>2,000</u>	<u>7,500</u>
<u>> 6”</u>	<u>DISCUSS WITH CITY</u>		

1 Source: AWWA Standards: Displacement C700-09 and Compound Class I C702-10.

2 1 gpm of flow is approximately equivalent to 2 DFUs.

3 Source: Uniform Plumbing Code: Table 1014.3.6 Gravity Grease Interceptor Sizing.

Grease traps and hydromechanical grease interceptors are not allowed unless a variance is granted if grease interceptors are not feasible due to space or other considerations. Hydromechanical grease interceptors, if allowed, must be sized, installed and maintained per the more stringent of UPC and the Plumbing and Drainage Institute (PDI) Standard PDI-G 101. For grease traps, if allowed, manufacturer certifications, and sizing calculations utilizing the more stringent of IAPMO, UPC and City guidance must be provided for review and approval by the City. The minimum size for an in-ground gravity grease interceptor shall be 1,000 gallons.

Dishwashers may only be directed to GIs per City or manufacturer instructions. City kitchen BMPs must be followed to minimize solids and grease from entering the dishwashers. Dishwashers or other fixtures discharging emulsifying agents, such as detergents, shall be located such that their potential to adversely impact the GI operation is minimized. All drain lines shall have permanently fixed screens with maximum 1/4-inch openings to prevent the pass-through of larger solids.

A grease interceptor shall only serve one building unless otherwise approved by the City. The City reserve the right to require more than one grease interceptpror for large buildings or buildings with more than one significant FOG discharger.

Commercial food grinders and garbage disposals are not allowed.

4. Oil/Water Separators. Oil-water separators are required for all customers that are potential dischargers of petroleum-based and/or non-polar FOG, including automotive-related businesses (including but not limited to service facilities, vehicle washing facilities and parking garages) and covered fueling stations. Vehicle service areas must be served by an oil/water separator and the area covered with a canopy or roof unless a variance is granted by the City.

Outside areas served by oil/water separators must be designed to meet City standards.

Indoor areas served by oil/water separators must be sized based on the table below, based on the UPC.

<u>Service Area Drained to Separator (ft²)</u>	<u># of Vehicles Stored/Serviced in Service Area</u>	<u>Oil/Water Separator Capacity (gal)</u>
<u>< 600</u>	<u>< 3</u>	<u>45</u>
<u>601 – 700</u>	<u>4</u>	<u>55</u>
<u>701 – 800</u>	<u>5</u>	<u>60</u>
<u>801 – 900</u>	<u>6</u>	<u>70</u>
<u>901 – 1,000</u>	<u>7</u>	<u>75</u>
<u>1,001 – 1,100</u>	<u>8</u>	<u>85</u>
<u>1,101 – 1,200</u>	<u>9</u>	<u>90</u>
<u>1,201 – 1,300</u>	<u>10</u>	<u>100</u>
<u>≥ 1,301</u>	<u>≥ 11</u>	<u>DISCUSS WITH CITY</u>

Source: Uniform Plumbing Code: Section 1017.2 Design of Interceptors. Find the row corresponding to the Service Area and # of Vehicles for the facility. If these are different rows, then choose the row with the larger Oil/Water Separator Capacity.

Or use the formula in Uniform Plumbing Code: Section 1017.2 Design of Interceptors. Supporting sizing calculations shall be submitted to the City for review and approval.

F. Maintenance Requirements.

1. 25 Percent Rule and FOG Disposal. Grease interceptors and/or oil/water separators shall be considered out of compliance if the total volume of FOG and solids displaces more than 25 percent of the effective volume of the final chamber of the interceptor “25 Percent Rule”. Grease interceptors and/or oil/water separator must be serviced and emptied of accumulated waste content as required to maintain the accumulated grease and solids to less than 25% of the volume of the interceptor, but not less than once every 180 calendar days.

2. If a facility determines that cleaning every 180 calendar days is unnecessary in order to remain in compliance with the City's requirements, the facility may make a written application for a variance from the standard cleaning schedule. If a grease interceptor, oil/water separator, or other grease removal device requires repairs, they shall be performed within a minimum of 14 calendar days, or sooner for severe issues, as determined by the City.

3. Any facility that has a gravity grease interceptor and/or oil/water separator shall utilize a licensed rendering and/or disposal company for maintenance and provide a copy of an executed maintenance contract to the City.

4. Wastes removed from a gravity grease interceptor and/or oil/water separator shall be disposed of at a facility permitted to receive such waste. FOG, solids or liquids removed from the gravity grease interceptors and/or oil/water separators shall not be returned to any gravity grease interceptor, oil/water separator, private sanitary sewer line, any portion of the sanitary sewer collection system, or any portion of the stormwater system.

5. It is the facility owner's responsibility to inspect, monitor, maintain and report on all FOG facilities. The FOG removal device must be kept in intact condition and without leaking and/or lids that do not seal. Elements of the FOG removal device such as baffles shall not be allowed to be broken or missing. Other issues that impair the device's ability to separate FOG from wastewater must be prevented.

6. All facilities that have a reasonable potential to discharge FOG as determined by the City must follow City food service establishment or automotive service BMPs to ensure that excess concentrations of FOG are not discharged to the sewer system.

7. Facilities must retain maintenance records, covering at minimum the previous 12 months, for each FOG removal device located on the premises.

G. Enzymes, emulsifiers, bacteria, and other agents. The direct addition into the building plumbing, grease interceptor, or oil/water separator of enzymes, chemicals, or other agents designed to biodegrade or emulsify the FOG compounds are prohibited. Any attempt to modify the interceptor into a biological reactor by adding bacterial or microbial agents is also prohibited.

H. Inspection, monitoring, and reporting.

1. Inspection. Authorized personnel from the City and/or Receiving Jurisdiction may inspect the FOG removal devices and other wastewater facilities and equipment of any User at any time during normal business hours to ascertain whether the applicable City pretreatment standards are being met. All facilities shall maintain a written record of inspection and maintenance activities and the rendering/disposal company manifest (including date of activity). A copy of such records shall be submitted to the City within 15 calendar days following the inspection and maintenance activity, and the records shall be made available for on-site inspection during all operating hours.

2. Monitoring. Authorized personnel from the City and/or Receiving Jurisdiction shall have the right and access to set up on any User's property devices necessary for conducting wastewater sampling inspection, compliance monitoring, and/or metering operations.

3. Reporting. Facilities shall retain maintenance records, covering at minimum the previous 12 months, for each FOG removal device located on the premises. These records shall include the date, time, amount of waste emptied, hauler, and disposal site. Copies of all maintenance records (including cleaning receipts) shall be forwarded to the City using the form or portal designated by the City. Facilities shall also report compliance with maintenance requirements in a form or portal designated by the City and retain records of employee education/training and documentation of any BMPs. Facilities which properly report records and are compliant may receive City approval for fewer inspections.

I. Enforcement.

1. Actions. In the event that a facility has a FOG removal device that fails a visual or effluent sample analysis inspection, the User shall be given written notice of the non-compliant condition and must take immediate steps to bring the FOG removal device into compliance. The User is responsible for all associated costs.

Failure on the part of any User to maintain continued compliance with any requirements set forth in these regulations may result in the initiation of enforcement action. Such enforcement action may include, but is not limited to, a warning letter and/or administrative fine.

If an obstruction of the sanitary sewer collection system occurs that causes a sanitary sewer backup and/or overflow and such overflow can be attributed in part or in whole to an accumulation of FOG in the sanitary sewer main line, the City may take appropriate enforcement actions against the generator or contributor of such FOG. Pursuant to EMC Title 7, these actions may include recovery of all costs associated with cleanup activities, fines, civil penalties, or a discontinuance of water service.

2. Fines. Fines for any violation of the requirements specified herein are set forth as below. Compliance issues resulting in fines must be addressed within 14 calendar days of notification or escalating additional fines may be assessed. The fines presented below may be tripled if the violations are determined by the City to be deliberate. (The City may, at its own discretion, issue a Notice of Correction or Report of Non-Compliance, without an accompanying fine, for the first violation. The Notice of Correction specifies required compliance activities and schedules to bring the discharger into compliance.)

a. First violation. A fine of \$500.00 shall be given to the User with reference to the type of violation in accordance with the requirements specified herein. The fine shall be assessed to the User's utility service account, and any User being notified of such violation shall pay such fine, which will be included in the User's next regular billing for sewer service by the City.

b. Second violation. A fine of \$1,500.00 shall be assessed to the User's utility service account for a second violation, and any User being notified of such violation shall pay such fine, which will be included in the User's next regular billing for sewer service by the City.

c. Third violation. A fine of \$2,500.00 shall be assessed to the User's utility service account for a third violation (and for each subsequent violation thereafter), and/or service may be suspended, and any User being notified of such violation shall pay such fine, which will be included in the User's next regular billing for sewer service by the City.

d. In addition to the above fines, the City will bill the User causing the violation for recovery of any costs (including all labor and materials) for investigation, cleanup and remediation associated with the violation. The charges assessed will recover all costs incurred, and such costs may include, but not be limited to:

- Fines levied against the City or Receiving Jurisdiction by any regulatory agency as a result of the violation
- Costs of litigation and/or settlement of any third-party lawsuits brought against the City or Receiving Jurisdiction as a result of the violation
- Costs of time and materials to remediate any environmental damage or other problems caused by the violation

e. Any fines imposed by the City against a User shall be due within 30 calendar days of the date of the City sewer service billing including such fine. If the fine is not paid within 30 calendar days, the fine shall then be delinquent, and the City shall enforce the collection of such fine in the manner provided by City policies or other applicable law.

3. Appeals. In the event a User against whom a fine for violation of the requirements specified herein has been imposed contests the amount of such fine or related City enforcement action, such User may submit an appeal pursuant to EMC Chapter 7.80.

Chapter 11.55

PRIVATE DISPOSAL SYSTEMS

Sections:

- 11.55.010 Private disposal systems permitted – Permit required.
- 11.55.020 Abandonment.
- 11.55.030 Operation and maintenance.
- 11.55.040 Connecting discharge line to sewer system prohibited.
- 11.55.050 Holding tanks.
- 11.55.060 Privies and cesspools prohibited.
- 11.55.070 Temporary portable toilets.

11.55.010 Private disposal systems permitted – Permit required.

A. ~~The owner of a Phase II or III property may connect an existing or new building. A structure may only connect to an OSS when not required to connect to the city's sewer utility pursuant to EMC 11.35.010 on-site sanitary sewage disposal system;~~ provided, that an application and plans for a private disposal system have been approved by the ~~TPCHD/Tacoma Pierce County health department~~ and supplied to the city prior to connecting to the OSS.

B. Private disposal systems must be located on the same lot as the building they are designed to serve except as provided within EMC 16.01.120(B) and 16.01.125. No offsite septic tank, drainfield or related easements shall be permitted; provided, that the extension of this public health regulation shall not apply to single-family residences that are under order from the health department to replace a failed system, a replacement OSS is permissible under EMC 11.35.010, and there are not on-site alternatives available to do so.

C. Conflicting Easements. A private disposal system permit application shall provide for certification from the Pierce County auditor that overlapping or conflicting easements will not result at the time a private disposal systems drainfield easement is recorded on a parcel.

D. Community OSS. In order to support the growth and development of the sewer utility in accordance with the GSP, new and proposed community OSS's are hereby prohibited in the city. Existing community OSS's may continue to operate in accordance with TPCHD regulations, subject to the sewer utility connection requirements in EMC 11.35.010.

~~The owner of a Phase I property that is not fronted by a city sewer may connect an existing or new building to a private disposal system; provided, that:~~

- ~~1. A utility local improvement district has not been formed for the purpose of providing sanitary sewer service to the property upon which the building is to be located; and~~
- ~~2. An application and plans for a private disposal system have been approved by the Tacoma Pierce County health department and supplied to the city; and~~
- ~~3. The owner shall be required to disconnect the property building sewer from the private disposal system, abandon the private disposal system as provided in EMC 11.55.020, and connect to the city sewer system within 90 days after the property is fronted by a city sewer. Connection to the city sewer system shall be subject to the requirements of Chapter 11.40 EMC. (Ord. 14-415 § 2 (Exh. A); Ord. 12-385 § 3; Ord. 06-271 § 1).~~

11.55.020 Abandonment.

When a building is disconnected from a private disposal system and connected to the city's sewer, no such connection may be made until the private disposal system first has been abandoned as required in WAC 246-272-18501. (Ord. 06-271 § 1).

11.55.030 Operation and maintenance.

The owner shall operate and maintain the private disposal system in compliance with ~~TPCHD/Tacoma Pierce County health department~~ regulations (see WAC 246-272-15501). (Ord. 06-271 § 1).

11.55.040 Connecting discharge line to sewer system prohibited.

Connecting a septic tank or drain field discharge line to the sewer system is prohibited. (Ord. 06-271 § 1).

11.55.050 Holding tanks.

A. Holding tanks shall be prohibited for permanent use except when:

1. The ~~TPCHD Tacoma Pierce County health department~~ has determined that an existing private disposal system for an existing building has failed and cannot be repaired or replaced; and

2. The requirements of WAC 246-272-12501(3) are met; and

3. A city sewer does not exist within 300 feet of ~~front~~ the property; ~~or~~

~~4. The property is not a Phase I property.~~

B. A holding tank may be approved for interim use and repairs pursuant to WAC 246-272-12501.

C. None of the pumped wastewater shall be discharged into the city sewer system. (Ord. 06-271 § 1).

11.55.060 Privies and cesspools prohibited.

It is unlawful to construct, maintain or discharge wastewater into any privy, privy vault, or cesspool. (Ord. 06-271 § 1).

11.55.070 Temporary portable toilets.

Installation and use of temporary portable toilets shall be prohibited except for the following:

A. Construction Project. When the number of permanent sanitary facilities meeting the requirements of WAC 296-155-140(4)(b) and (c) is not available, temporary portable toilets shall be provided and maintained in conformance with WAC 296-155-140(4).

B. Special Events. When permanent sanitary facilities meeting the requirements of subsection (B)(2) of this section are not available, temporary portable toilets shall be provided.

1. Construction and Maintenance. Construction and maintenance shall be as provided in WAC 296-155-140(4).

2. Number of Units. The minimum number of toilets (permanent water closets and temporary portable toilets) required shall be as required for assembly places where fixture use is not limited to intermissions, as set forth in Table 2902.1 of the IBC. A 50/50 distribution of the sexes shall be assumed.

3. Unisex. Separate toilets shall not be required for each sex.

4. Accessibility. The first temporary portable toilet shall be wheelchair accessible. One additional accessible temporary portable toilet shall be required for each additional 50 temporary portable toilets.

5. Hand Washing Facilities. Hand washing facilities shall be provided when temporary portable toilets are used as set forth in Table 2902.1 of the IBC. Hand washing facilities shall provide wash water between 70 and 100 degrees Fahrenheit. Hand towels shall be provided in a sanitary container and a receptacle shall be provided for used towels. Hand soap shall be provided.

6. Construction and Maintenance. Temporary portable toilets shall be constructed and maintained as provided in WAC 296-155-140(4).

C. A permit may be issued for temporary private use when the director finds that such use is necessary because of mitigating circumstances. Construction and maintenance shall be as provided in WAC 296-155-140(4). (Ord. 06-271 § 1).

Chapter 11.60

RATES AND BILLING PROCEDURES

Sections:

11.60.010 Purpose.

11.60.020 ~~Lakehaven Utility District~~ Receiving Jurisdiction sewer rates – Adoption by reference.

11.60.030 ~~Lakehaven Utility District~~ Receiving Jurisdiction sewer charges – Adoption by reference.

11.60.040 City utility sewer rates.

11.60.050 Billing and collection.

11.60.060 City conveyance development charge.

11.60.010 Purpose.

The rates and charges set forth or otherwise adopted by reference in this chapter shall apply to the sanitary sewer utility established under this title. (Ord. 11-376 § 1; Ord. 11-364 § 1).

11.60.020 ~~Lakehaven Utility District~~ Receiving Jurisdiction sewer rates – Adoption by reference.

All sanitary sewer bills will be prepared by the city LUD and ~~will include~~ consist of two ~~portions~~ charges: the city sewer charge and the Receiving Jurisdiction LUD sewer charge. ~~The rates for sanitary sewer service set forth in by each Receiving Jurisdiction~~ Section 2 of Lakehaven Utility District Resolution No. 2009-1146, as the same now exists and as may subsequently be amended, revised or superseded, are hereby adopted by reference and incorporated herein as if set forth in full. For purposes of this chapter, any future amendments or revisions of said ~~rates~~ resolution shall be in full force automatically in the city upon the effective date thereof. A true and complete copy of said ~~rates~~ resolution, including any subsequent amendments or modifications thereof, shall be maintained at Edgewood City Hall and made available for public inspection and photocopying upon request. (Ord. 11-376 § 1; Ord. 11-364 § 1).

11.60.030 ~~Lakehaven Utility District~~ Receiving Jurisdiction sewer charges – Adoption by reference.

The charges and fees applicable to sanitary sewer service set forth ~~by each Receiving Jurisdiction in Lakehaven Utility District Resolution No. 2010-1171~~, as ~~the same~~ now exists and as may subsequently be amended, revised or superseded, are hereby adopted by reference and incorporated herein as if set forth in full. For purposes of this chapter, any future amendments or revisions of said ~~charges and fees~~ resolution shall be in full force automatically in the city upon the effective date thereof. A true and complete copy of said ~~charges and fees~~ resolution, including any subsequent amendments or modifications thereof, shall be maintained at Edgewood City Hall and made available for public inspection and photocopying upon request. (Ord. 11-376 § 1; Ord. 11-364 § 1).

11.60.040 City utility sewer rates.

All sewer bills ~~will be prepared by LUD and~~ will include two portions: the city sewer charge and the Receiving Jurisdiction LUD sewer charge. ~~The city sewer charge includes a monthly base rate of \$5.00 for all customers, plus a usage rate of \$0.95 per 100 cubic feet of water usage. It is intended that LUD will compute water usage as defined in LUD Resolution No. 2009-1146, as the same now exists and as may subsequently be amended, revised or superseded. The residential (single and multifamily) bills use wet month average, all others use actual water usage. Rates for city usage are listed in the rate table below for the period 2012 through 2016 and are based on the recommendation within the report attached to the ordinance codified in this chapter, titled City of Edgewood Sewer Rate Study.~~

The city sewer charge rates are adopted by city resolution pursuant to EMC 3.35.010 and are based on recommendations within the GSP. The volume portion of the sewer charge for residential accounts is based upon the water meter readings for the months of January, February, March and April, and is recalculated each year. ~~New customers are assigned a usage amount of 800 cubic feet per month (1,600 per two-month cycle), which is an average usage for a typical household. New customers wishing not to use the above estimate can opt for the other alternatives within LUD Resolution No. 2009-1146, as the same now exists and as may subsequently be amended, revised or superseded.~~

Rate Table	
City of Edgewood Sewer Rate for the Period 2012–2016	
Base rate per month	\$5.00–
Usage rate per 100 cubic feet*	\$0.95–

*—Wet month average for residential per LUD definition.
(Ord. 11-376 § 1; Ord. 11-364 § 1).

11.60.050 Billing and collection.

Unless otherwise specified by city ordinance, ~~the city, or the Receiving Jurisdiction Lakehaven Utility District shall,~~ on the city's behalf, shall directly bill sanitary sewer utility customers on a bi-monthly basis. ~~If the Receiving Jurisdiction is billing on the city's behalf, they and~~ shall remit collections therefrom to the city in accordance with applicable interlocal agreement(s) between the city and ~~the Receiving Jurisdiction Lakehaven Utility District.~~ All delinquent and unpaid rates and charges for sanitary sewer services, including interest thereon, shall be a lien upon the property to which the sanitary sewer is furnished superior to all other liens and encumbrances whatsoever, except those for general taxes and local and special assessments. Pursuant to RCW 35.67.215, the city's sewerage lien shall be effective for a total not to exceed one year's delinquent service charges without the necessity of any writing or recording of the lien with the county auditor. (Ord. 11-376 § 1; Ord. 11-364 § 1).

11.60.060 City conveyance development charge.

The city shall collect charges for the capital cost of conveyance development, EMC 11.40.110(C), from all properties ~~not within the city's local improvement district, LID No. 1, and shall be designated the in the form of a~~ conveyance development charge, (CDC). The city shall collect the CDC, adopted by city resolution pursuant to EMC 3.35.010, which equitably and fairly distributes the capital costs of the conveyance system to all newly served properties within the city Phase I sewer system boundary which did not participate in the city's LID No. 1.

The CDC shall be collected in a manner which relates the actual usage a property may place on the sewer system to its proportionate share of the cost of the above-described conveyance system. The CDC shall include the proportionate cost of construction of the existing conveyance development, designated per equivalent residential unit, ERU, as determined by the ~~GSP report attached to the ordinance codified in this chapter titled, City of Edgewood Conveyance Charge Calculation.~~

Upon request for a new sewer connection, ~~for properties within the Phase I sewer service area,~~ as described within the city's ~~GSP general sewer plan, LUD~~ the city shall make a determination of the ERU usage applicable to the property. For purposes of this determination an ERU for service shall consist of a projected usage of ~~150220~~ gallons per day of sewage flow. A single-family dwelling unit shall be assigned one ERU as a conveyance development charge. Each multifamily dwelling unit and each mobile home situated in a mobile home park shall be assigned 0.67 ERU. Each accessory dwelling unit, approved for occupancy by the city, shall be assigned 0.34 ERU.

All nonresidential connections shall pay the sewer system conveyance development charge determined by ~~the city LUD~~ the to reflect anticipated demand on the sewer system for the planned use of the property. The minimum estimated demand for the property shall not be less than one ERU.

~~The conveyance development charge for each ERU of sewer service for the year 2012 shall be \$4,700. For each year thereafter for a period not to exceed 10 years, a cumulative interest rate of 4.625 percent per year shall be added to the conveyance development charge to reflect the financing charge placed on the LID participant.~~ The conveyance development charge shall be collected prior to connection. Unless otherwise specified by city ordinance, the city Lakehaven Utility District shall, ~~on the city's behalf,~~ collect the appropriate conveyance development charge from the customer ~~and shall remit collections therefrom to the city in accordance with applicable interlocal agreement(s) between the city and Lakehaven Utility District.~~

Edgewood Conveyance Development Charge	
Ten-Year Charges with- Interest	-4.625%
2012	\$4,700-
2013	\$4,917-
2014	\$5,145-
2015	\$5,383-
2016	\$5,632-
2017	\$5,892-
2018	\$6,165-
2019	\$6,450-
2020	\$6,748-
2021	\$7,060

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(Ord. 11-376 § 1).

Chapter 11.65

VIOLATIONS AND ENFORCEMENT

Sections:

- 11.65.010 Civil infractions.
- 11.65.020 Failure to connect.
- 11.65.030 Disconnection of side sewer.
- 11.65.040 Criminal violations.
- 11.65.050 Other civil violations.

11.65.010 Civil infractions.

The following actions shall be separate civil infractions of this code, which shall be enforceable pursuant to Chapter 1.10 EMC, General Penalty:

- A. Violation of any of the conditions of the connection permit and agreement.
- B. Tampering with, disturbing, removing, damaging, or destroying any part of the city's sewer system.
- C. Connecting more than one building to a side sewer without written approval from the director.
- D. Connecting pipes carrying surface water or groundwater to a side sewer or a plumbing system that drains to the side sewer.
- E. Failure to meet the requirements of EMC 11.45.020 before connecting to an existing side sewer.
- F. Connecting a septic tank or drain field discharge line to the sewer system.
- G. Failure to connect to the sewer when required under regulations contained in this title. The penalty shall be as provided in EMC 11.65.020.
- H. Discharging any material into a manhole or cleanout without a written permit from the director.
- I. Discharging prohibited materials into the sewer system.
- J. Discharging wastewater to other than a sewer or septic tank or other device that has been approved by the Tacoma-Pierce County Health Department.
- K. Discharging wastewater or septic tank effluent to any storm drain, natural outlet, or upon the land within the city.
- L. Installing a sewer line within 10 feet of a water line, except as provided in EMC 11.35.020.
- M. Construction or planting within an easement in violation of EMC 11.35.060.
- N. Obstruction of city access to or within an easement.
- O. Incorporating materials or equipment in a public works or system extension project not meeting the requirements of the agreement, project specifications, or design and construction standards.
- P. Providing false information in application for a sewer system connection, system extension, record drawing, or on any other document or application related to the sewer utility.
- Q. Failure to install and maintain a grease, oil, and sand interceptor when so required by this title.
- R. Adding, injecting or placing emulsifiers, enzymes, or other additives to the sewer system or to wastewater that will be discharged into the sewer system that have not been approved in writing by the director.

1 S. Failure to permit access for inspections during normal business hours or obstructing a city inspector while
2 attempting to make an inspection.

3 T. Constructing, maintaining, or discharging wastewater into a privy, privy vault, or cesspool.

4 U. Failure to meet the requirements of EMC 11.55.070 when providing or being required to provide temporary
5 portable toilets. (Ord. 20-572 § 4 (Exh. D); Ord. 06-271 § 1).

6 **11.65.020 Failure to connect.**

7 If a property is required and fails to connect to the sewer system pursuant to EMC 11.40.010(A) or (B), the owner
8 shall be required to pay a penalty equal to normal monthly charges pursuant to RCW 35.67.190. All other properties
9 failing to connect, as required, shall be subject to penalties as otherwise may be set by the council. (Ord. 06-271 §
10 1).

11 **11.65.030 Disconnection of side sewer.**

12 If a side sewer to a property is discharging prohibited materials, as defined in Chapter 11.50 EMC, to the city sewer
13 system, and the owner of that property does not immediately stop such discharge following such notice, in addition
14 to penalties provided for above, the city shall block or disconnect the side sewer to the property of such owner.

15 Monthly charges for sewer service shall continue unless the owner voluntarily relinquishes his connection pursuant
16 to EMC 11.40.100. The owner shall pay the costs for such disconnection and reconnection, if any, as shall be set by
17 ordinance of the council. (Ord. 06-271 § 1).

18 **11.65.040 Criminal violations.**

19 A. It is unlawful and a misdemeanor to make or cause to be made or to maintain any sewer connection with any
20 sewer of the city, or with any sewer which is connected directly or indirectly with any sewer of the city, without
21 obtaining a permit and paying the connection charge (RCW 35.67.350).

22 B. Any person who commits civil infractions listed in EMC 11.65.010(B), (F), (H), (I), (J), (K), (P), (R), or (S) shall
23 also be guilty of a misdemeanor and, on conviction thereof, shall be punished by a fine not to exceed \$5,000 or by
24 imprisonment in the county jail for not more than one year, or by both fine and imprisonment. (Ord. 20-572 § 4
25 (Exh. D); Ord. 06-271 § 1. Formerly § 11.65.050).

26 **11.65.050 Other civil violations.**

27 Except as otherwise specified herein, violations of this title shall be deemed civil violations subject to enforcement
28 pursuant to EMC Title 7, Code Enforcement. (Ord. 20-572 § 4 (Exh. D)).

Chapter 11.70

NON-CORE WEST PHASE I SEWER AREA

Sections:

~~11.70.010 Purpose Applicability.~~

~~11.70.020 City of Fife sanitary sewer regulations adopted Enforcement authority.~~

~~11.70.030 Sewer works design standards.~~

~~11.70.010 Purpose Applicability.~~

~~The purpose of this chapter is to authorize and effectuate the city of Fife's provision of sanitary sewer service to the Non-Core West Phase I sewer area in accordance with the November 5, 2013, interlocal agreement between the city of Fife and the city of Edgewood regarding sanitary sewer service ("interlocal agreement"). The provisions of this chapter shall govern and apply exclusively to the Non-Core West Phase I sewer area as defined by the city's general sewer plan and depicted in Appendix A. (Ord. 15-439 § 1).~~

~~11.70.020 City of Fife sanitary sewer regulations adopted Enforcement authority.~~

~~Chapters 13.08, 13.09, 13.12 and 13.14 of the Fife Municipal Code, including any future amendments or additions thereto, are hereby adopted by reference and shall govern and apply to the Non-Core West Phase I sewer area. Pursuant to RCW 35A.12.140, a complete copy of said regulations shall be filed with and maintained in the office of the city clerk for use and examination by the public. Subject to and in accordance with the interlocal agreement, the city of Fife shall have the authority and responsibility to enforce said regulations, to collect rates and charges from sewer customers, and to collect delinquent sewer customer accounts within the Non-Core West Phase I sewer area. (Ord. 15-439 § 1).~~

~~11.70.030 Sewer works design standards.~~

~~All sewage works constructed within the Non-Core West Phase I sewer area shall be designed in accordance with the latest edition of the Washington State Department of Ecology's "Criteria for Sewage Works Design"; provided, if another section of this chapter imposes a more stringent standard, then the sewage works shall be designed to the more stringent standard. (Ord. 15-439 § 1).~~

EMC Section Reference	Receiving Jurisdiction References				
	Puyallup	Fife	Pierce County	Tacoma	Sumner
11.50.010 - Definitions	14.06.013	13.11.040	13.06.030	12.08C.040	13.18.210
<u>Definitions not in EMC 11:</u>					
Accessible	X				
(Federal Clean Water) Act	X	X	X	X	X
Administrative Penalty	X				
AKART	X		X		X
Applicable pretreatment standard(s)	X	X	X	X	
Approval Authority	X		X		X
Authorized representative (of the user)	X	X	X	X	X
Average daily flow	X				
Batch discharge	X	X	X	X	
Boiler blowdown water	X				
Categorical (industrial) user	X	X	X	X	X
Chemical oxygen demand (COD)	X				
Control authority		X		X	X
Cooling blowdown water	X				
Cooling water/noncontact cooling water	X	X	X	X	
Environmental Protection Agency (EPA)	X		X		X
High-strength waste	X				X
New source	X	X	X	X	X
New user	X		X		
Slug load / discharge	X	X	X	X	X
Total suspended solids	X	X	X	X	X
Total toxic organics	X				
Toxic pollutant	X	X	X	X	
Toxicity test	X				
11.50.020 - General discharge standards and requirements					
A. Right of Entry / Inspection	14.06.081	13.11.900	13.06.520	12.08C.900	13.18.840
B. General Prohibitions	14.06.021(1)	13.11.100(A)	13.06.050(A)	12.08C.100(A)	13.18.300(A)
C. Additional Prohibitions / Violations	14.06.083, 14.06.123	13.11.1200	13.06.540, 13.06.590	12.08C.1200	13.18.850, 13.18.1240
D. Specific Prohibitions	14.06.021(2)	13.11.100(B)	13.06.050(B)	12.08C.100(B)	13.18.300(B)
1. Fire/explosion hazards	(a), (b)	(1)	1	1	1, 2
2. pH <5.5 or >11	(c)	(2)	3	2	3; <6 or >9
3. Solid/viscous obstructions	(d), (f)	(3)	4	3	4
4. BOD interference with POTW	(g)	(5)	6	5	5
5. TSS/BOD ₅ > 600mg/L		(5)		5	5
6. >104° F	(h)	(6); 100° F	7	6; 100° F	6; 140° F
7. Toxic gases, vapors, or fumes	(i)	(7)	2	7	7
8. Septage			11		8
9. Trucked/hailed pollutants	(j)	(8)	10	8	9
10.a Non-contact cooling water	(n)(i)	(14)(a)	9.a	14.a	10.a
10.b Stormwater	(n)(ii)	(14)(b)	9.b	14.b	10.b
10.c Significant hydraulic loads	(n)(iii)	(14)(c)	9.c	14.c	10.c
10.d Other unpolluted waters			9.c		10.d
10.e Swimming pool drainage			9.c		10.d
10.f TESC / Dewatering			9.c		10.d
11. Noxious or malodoros liquids	(k)				11
12. Chlorine/Bleach					12
13. Color which cannot be removed	(l)	(11)	12	11	13
14. Radioactive	(m)	(12)	13	12	14
15. Sludges, etc.	(o)	(16)	14	16	15
16. Medical wastes	(p)	(13)	15	13	16
17. Toxicity test failure	(r)		16		17
18. Detergents that may foam	(s)		17		18
19. FOG > 100mg/L	(e)	(4), (9), (10)	5, 8	4, 9, 10	19, 20
20. NPDES violation		(15)	18	15	21
21. Hazardous wastes	(t)	(19)	20	19	22

EMC Section Reference	Receiving Jurisdiction References				
	Puyallup	Fife	Pierce County	Tacoma	Sumner
22. FIFRA pesticides	(u)	(20)	21	20	23
23. Toxic pollutants	(x)		19		24
24. Reclamation process interference	(w)	(18)	22	18	25
25. Slug loads	(v)	(17)	23	17	26
26. Antifreeze	(y)				28
27. FOG emulsifiers	(z)				29
28. glutaraldehyde or ortho-phthalaldehyde					30
<u>Others not in EMC 11:</u>					
PMC (q): pathogenic or genetically modified wastes					
TMC 12.08C.100(C): Hazardous waste pharmaceuticals					
SMC (27): effluent ultraviolet transmittance					
SMC (31): filtration backwash					
SMC (32): All other harmful wastes per director					
11.50.030 - Commercial / Industrial dischargers					
A. Applicability	14.06.041(1)	13.11.300(A)	13.06.170??	12.08C.300(A)	13.18.510(A)
B. Permits – Reports – Enforcement					
C. Categorical industry determination	14.06.022	13.11.110	13.06.060	12.08C.110	13.18.310
D. Significant industrial user determination	14.06.041(2)	13.11.300(B)	13.06.030, SIU	12.08C.300(B)	13.18.510(B)
E. Inspection	14.06.081	13.11.900	13.06.520	12.08C.900	13.18.840
11.50.040 - FOG regulations	14.06.031	13.11.500	13.06.160	12.08C.500	13.18.410



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: July 14, 2025

Title: Sanitary Sewer Code Amendments

Attachments: See Agenda Item 4.a

Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

Please see Agenda Item 4.a.

Current Discussion:

The Planning Commission held a public hearing tonight on this item to solicit public input before providing a recommendation to City Council. Staff also issued a SEPA Determination of Nonsignificance (DNS) on June 29, 2025, with the currently open SEPA public comment period set to close with tonight's public hearing. The Planning Commission is invited to have further discussion at this time. If directed by Planning Commissioners, staff will proceed with legal review and finalize the draft code amendments so that the Planning Commission may provide a formal recommendation to the City Council at the August 11, 2025, meeting.

Staff Recommendation:

The Planning Commission is invited to review and discuss the materials provided under Agenda Item 4.a and request staff to prepare final edits for formal recommendation to City Council at the next meeting.

DRAFT 2025 Critical Areas Update Best Available Science (BAS) Annotated Review

Introduction

This memo summarizes the review of best available science (BAS) to support the pending City of Edgewood (City) Critical Area Ordinance (CAO) update. The Growth Management Act (GMA) requires that cities include and consider BAS when developing policies and associated development regulations to protect the functions and values of critical areas and for demonstrating special considerations to preserve or enhance anadromous fisheries (WAC 365-195-900).

BAS includes reports and documentation prepared by qualified scientific experts following the scientific process outlined under WAC 365-195-905(5). This process includes reliable information and is generally characterized by peer review, standardized methods, logical conclusions and reasonable inferences, quantitative analysis, proper context, and references. Common sources of scientific information include research; monitoring, inventory, surveying, and modeling data; assessment, synthesis, and expert opinion (WAC 365-195-905).

The responsibility rests with the legislative authority to ensure BAS is included with the development of the policies and regulations. In compliance with WAC 365-195-905, city staff has compiled the BAS previously developed for the city (ESA 2017), current state and federal agency identified BAS, and the latest BAS identified by Pierce County. Staff have coordinated with all associated agencies to ensure the latest BAS and will continue to coordinate during the CAO update.

The next step in the CAO update will be a gap analysis, which will identify where the most current BAS can and should be incorporated into the City's critical area regulations.

Regulatory Framework

Per RCW 36.70A.030(11) and WAC 365-190-030(4), critical areas include the following areas and ecosystems:

- Wetlands;
- Critical aquifer recharge areas;
- Fish and wildlife habitat conservation areas;

- Frequently flooded areas; and
- Geologically hazardous areas.

The existing Edgewood Municipal Code (EMC) includes Title 14, Critical Areas, which is divided into separate chapters for the various critical areas identified above. EMC Title 14 defines, protects, and provides performance standards specific to the BAS associated with each critical area. This title is collectively referred to as the “critical area code” or CAO.

Pierce County Best Available Science

Pierce County completed their specific best available science review for the critical areas in December 2022 (reference). This document includes an analysis of the critical area functions, values, and key protection strategies for wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, frequently flooded areas, geological hazard areas. Additionally, this document was compiled by qualified experts and adopted through Pierce County Council Ordinance 2024-553S2. The City has included sections 2.2, 2.3 3.2, 3.3, 4.2, 4.3, 5.2, 5.3 of these documents by reference into the best available science review after staff has determined that the information provided being considered generic to the individual critical area and not being Pierce County jurisdiction specific.

Pierce County Best Available Science

Pierce County completed their specific best available science review for the critical areas in December 2022 (reference). This document includes an analysis of the critical area functions, values, and key protection strategies for wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, frequently flooded areas, geological hazard areas. Additionally, this document was compiled by qualified experts and adopted through Pierce County Council Ordinance 2024-553S2. The City has included sections 2.2, 2.3 3.2, 3.3, 4.2, 4.3, 5.2, 5.3 of these documents by reference into the best available science review after staff has determined that the information provided being considered generic to the individual critical area and not being Pierce County jurisdiction specific.

Wetlands

1. Definition:

The City has adopted the following definition under EMC 14.20.010(B)(98):

“Wetland” means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted

for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.

This definition aligns with RCW 36.70A.030(48), WAC 365-190-030(24), and the guidance provided by the Washington State Department of Ecology.

2. Best Available Science

The primary resource for developing the CAO relative to wetlands will be the Department of Ecology's Wetland Guidance for Critical Areas Ordinance (CAO) Updates, Publication 22-06-01, along with the associated Errata. This document includes the BAS on wetland functions, management, and protection. It covers topics such as wetland buffer science, characterization, and mitigation strategies. The guidance also offers directions on wetland identification and provides sample regulations. The BAS resources developed by Ecology are all compliant with WAC 365-195-905(5).

Per EMC 14.10.040(G), wetlands and potential wetlands are provided on the city's geographic information system (GIS) which constitutes the city official critical areas map. This data regularly gets updated by City Staff once qualified professionals have verified the presence of wetlands. The GIS data includes links to the approved wetland delineation reports which comply with the BAS.

While a full gap analysis will be completed in a separate document, it is anticipated that apart from minor issues, such as outdated references, the current CAO will include the following areas for revisions:

- Minor update to wetland buffer width standards based on updated Errata.
- Clarification on "no net loss" analysis
- Clarification on existing nonconforming structure and interrupted buffers
- Updates to allowed uses through buffers

Fish and Wildlife Habitat Conservation Area (FWHCAs)

1. Definition:
2. Best Available Science

This is under review

Critical Aquifer Recharge Areas

1. Definition:

The City has adopted the following definition under EMC 14.20.010(B)(20):

“Critical aquifer recharge areas” means areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge.

This definition aligns with RCW 36.70A.030(48), WAC 365-190-030(24), and the guidance provided by the Washington State Department of Ecology. This document includes the BAS.

2. Best Available Science

The primary resource for developing the CAO relative to critical aquifer recharge areas will be the Department of Ecology’s Critical Aquifer Recharge Areas Guidance, Revised March 2021, Publication 05-10-028 (CARA Guidance). The key to protecting CARAs is identification and protection. The CARA Guidance recommends eight steps to characterize and protect CARAs in a local community.

The City currently identifies three types of CARAs: 1) aquifer recharge areas based on the boundaries of the two highest DRASTIC zones that are related 180 or above the Drastic index range, 2) wellhead protection areas, and 3) sole source aquifer as designated by the U.S. EPA. The city also reviewed Washington State Department of Health Source Water Assessment Program (SWAP) Mapping and Division of Environmental Health Office of Drinking Water Sentry database, the United States Geological Survey’s National Water Dashboard, Department of Ecology Well Construction and Licensing maps, Department of Natural Resources water well maps, and additional information produced by Pierce County. Per EMC 14.10.040(G), CARAs are provided on the city’s GIS which constitutes the city official critical areas map.

While a full gap analysis will be completed in a separate document, it is anticipated that only minor updates are required for the critical area ordinance.

Frequently Flooded Areas

1. Definition:

The City has adopted the following definition under EMC 14.20.010(B)(51):

“Frequently flooded area” means lands in the floodplain subject to at least a one percent or greater chance of flooding in any given year, or within areas subject to flooding due to high groundwater. These areas include, but are not limited to, streams, rivers, lakes, wetlands, and areas where high groundwater forms ponds on the ground surface.

This definition aligns with RCW 36.70A.030(11), WAC 365-190-030(8), and the guidance provided by the Washington State Department of Ecology.

2. Best Available Science

The primary resource for developing the CAO relative to frequently flood areas are the latest Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) for Pierce County published in 2017, the FEMA and Ecology 2019 revised model flood damage prevention ordinance for Washington cities, and the 2008 National Marine Fisheries Service (NMFS) Biological Opinion (BiOp) on the implementation of the National Flood Insurance Program in the Puget Sound.

The City adopted the latest FEMAFIS and FIRMs for Pierce County in 2017. The City last substantially updated the flood hazard area codes in 2020 in response to a new model flood damage prevention ordinance released by FEMA and the Washington State Department of Ecology on December 9, 2019. This mandatory update was required to continue participation in the National Flood Insurance Program (NFIP), which allows property owners within the city to obtain flood insurance and certain types of federal disaster aid.

In addition to the model code updates, the ordinance included updates to further incorporate the Comprehensive Surface Water Management Plan (CSWMP) which was adopted by the City Council under Ordinance 18-0527. The CSWMP identified potential flood hazard areas primarily located within closed-depression basins, also referred to as pothole basins. Due to these potholes primarily receiving shallow groundwater and stormwater runoff from their surrounding neighborhoods and having no outlet, properties nearest the lowest elevation in each pothole are more susceptible to heavy

rain flooding than other parts of the City. This document established a conservative base flood elevation for each pothole basin based on previous studies, historical observations, and known issues identified by current and previous city floodplain administrators.

The revised code was adopted by the City Council under Ordinance 20-0589 and approved by both FEMA and Ecology. Per EMC 14.10.040(G), frequently flood areas are provided on the City's GIS which constitutes the city official critical areas map.

In general, the city reduces hazards associated with frequently flood areas by regulating development in mapped floodplains and has adopted requirements for zero-rise analysis, flood studies and hydraulic modeling, placing floodplains in protected tracts where appropriate, and requiring compensatory storage for any proposed grading activity. Additionally, the City requires habitat assessments for development within FEMA-established floodplains in order to comply with the 2008 NMFS BiOp on the implementation of the NFIP in the Puget Sound.

While a full gap analysis will be completed in a separate document, it is anticipated that only minor updates are required for the CAO. However, the city may decide to complete a reorganization of the chapter to improve readability.

Geologically Hazardous Areas

1. Definition:

The City has adopted the following definitions under EMC 14.20.010(B):

"Geologically hazardous areas" means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

"Erosion hazard areas" means those areas that because of natural characteristics, including vegetative cover, soil texture, slope, gradient, and rainfall patterns, or human-induced changes to such characteristics, are vulnerable to erosion.

"Landslide hazard area" means any area subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors.

"Seismic hazard areas" means areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, or soil liquefaction.

“Volcanic hazard areas” means those areas subject to pyroclastic flows, lava flows, and inundation by debris flows, mudflows, or related flooding resulting from geologic or volcanic events on Mount Rainier.

These definitions align with RCW 36.70A.030(11) and WAC 365-190-030(8).

2. Best Available Science

The city regulates geological hazards areas within the following Edgewood Municipal Code chapters:

- EMC Chapter 14.70 Volcanic Hazard Areas
- EMC Chapter 14.90 Landslide Hazard Areas
- EMC Chapter 14.100 Seismic (Earthquake) Hazard Areas
- EMC Chapter 14.110 Erosion Hazard Areas

The primary guidance documents on earthquake and seismic risk, volcanic, landslide, tsunami, and other geologic hazards include the Commerce 2023 Critical Area Handbook, the 2014 SR 530 Landslide Commission Report, and information provided by United States Geological Survey (USGS), the Washington Department of Natural Resources (DNR), and the Natural Resources Conservation Service (NRCS). Additionally, the City consulted the 2017 Geological Hazard Code Update – Gap Analysis and Best Available Science Consistency Review which was prepared for the 2018 CAO update by a professional licensed geotechnical engineer at Environmental Science Associates (ESA).

The following provides specific identification, designation, and specific BAS for each of the individual geological hazard areas:

Volcanic Hazard Areas

The [U.S. Geological Survey \(USGS\) Volcanic Hazards at Mount Rainier](#) (2023) identifies the valley portions of the city (along the south and east edges) as within the Mount Rainier Lahar Zone. The greatest risk to Edgewood is the potential for Mount Rainier generating lahars that could be triggered by magma movement and/or landslides, causing water and/or ice to interact with unstable soils and rush towards the Puget Sound.

Landslide Hazard Areas

The 2017 Geological Hazard Code Update – Gap Analysis and Best Available Science Consistency Review incorporates the identification of historic and existing landslides using Puget Sound Light Detection and Ranging (LiDAR), identifying potential landslide areas along the flanks of the City's plateau with moderate (20% to 40%) to steep (40.1%+) slopes. The development in these potentially hazardous areas requires a geotechnical report by qualified professionals to review for landslide hazard areas.

Seismic (Earthquake) Hazard Areas

The 2017 Geological Hazard Code Update – Gap Analysis and Best Available Science Consistency Review incorporates regional seismic issues (primary hazard) and area-specific conditions (secondary hazard). The primary hazard is an earthquake caused by the Cascadia Subduction Zone and/or Seattle Fault, either of which are not specifically located within the city. The secondary hazard is liquefaction of susceptible soils as mapped by the Washington Department of Natural Resources (WDNR). The valleys along the southern and eastern edges of the city are identified as having moderate to high susceptibility to liquefaction (WDNR GeologyPortal).

Erosion Hazard Areas

The U.S Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides soil survey data that includes erosion hazard ratings for each mapped soil. This mapping is provided in <https://websoilsurvey.nrcs.usda.gov/app/>.

Tsunami Hazard Area

WDNR provides mapping for Tsunami hazard areas. There are no Tsunami hazard areas within city limits (WDNR GeologyPortal).

Mine Hazard Area

WDNR provides various mapping that identify potential mineral resource lands and potential mine hazard areas that include historical mining districts, coal mines, inactive and abandoned mines, and active mines. WDNR identifies one active mine but no inactive or historical mines (WDNR GeologyPortal). There is one active sand and gravel mine and no other historical mining information which is regulated under the mineral resource land regulations (EMC 14.120.030(B), 14.120.040). Additionally, the 2017 Geological Hazard Code Update – Gap Analysis and Best Available Science Consistency Review didn't identify any historic mine hazard areas.

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Washington State Department of Health (DOH). No date. Source Water Assessment Program (SWAP) Mapping.

DRAFT



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 14, 2025

Title: 2024 Critical Areas Ordinance Update

Attachments: 2025 DRAFT Best Available Science Annotated Review

Submitted By: Josh Kubitz, AICP, Planning Manager

Introduction

The purpose of this staff report is to provide an introduction to the Planning Commission on the Critical Areas Ordinance (CAO) within the Edgewood Municipal Code (EMC), and the updates required to be completed by December 31, 2025.

Background

The State Growth Management Act (GMA) requires cities to complete a “10-year periodic update” of their Comprehensive Plans. Edgewood’s City Council adopted the 2024 Comprehensive Plan periodic update in December 2024 which reflects the various new and revised regulations and laws since the last periodic update in 2015. As part of each periodic update, the GMA requires all cities and counties to adopt development regulations that protect critical areas within one year of the Comprehensive Plan’s adoption date. As such, Edgewood is required to review and update the CAO by December 31, 2025, to remain in compliance with the GMA.

Critical areas are lands that are natural hazards or lands that can pose a risk to life and property and areas that support unique, fragile or valuable resources. RCW 36.70A.030(5) defines five types of critical areas:

- Wetlands ([EMC 14.40](#))
- Aquifer recharge areas ([EMC 14.60](#))
- Frequently flooded areas ([EMC 14.80](#))
- Geologically hazardous areas ([EMC 14.70/14.90/14.100/14.110](#))
- Fish and wildlife habitat conservation areas. ([EMC 14.50](#))

The review of critical area regulations under RCW 36.70A.172(1) also requires the inclusion of Best Available Science (BAS). Cities must demonstrate that BAS has been considered when creating their CAO by documenting scientific sources that support their approach to regulating critical areas and explaining when policies depart from science-based recommendations. Chapter 365-195 of the Washington

Administrative Code (WAC) serves as a guide for establishing what is considered the best available science. Edgewood last substantially reviewed its BAS in 2018.

Resources:

[Washington State Department of Commerce Critical Area Protection](#)

Tentative Schedule:

Planning Commission Introduction – June 9, 2025 (Done)

Planning Commission DRAFT BAS Review – July 14, 2025

Planning Commission FINAL BAS and Gap Analysis Review – August 11, 2025

Planning Commission Draft Amendments Review – August 11, 2025

Planning Commission Draft Amendments Review – September 8, 2025

SEPA Issuance and Comment Period – September 11, 2025

Planning Commission Public Hearing – October 13, 2025

Planning Commission Recommendation – November 10, 2025

City Council Introduction – November 18, 2025

City Council BAS and Amendment Public Hearing – November 25, 2025

City Council BAS and Amendment Review – December 2, 2025

City Council BAS and Amendment Adoption – December 9, 2025

Public Involvement:

Agencies – Ongoing

Public – Ongoing

Current Discussion:

Planning staff have been actively collecting and reviewing BAS related to critical areas, and have prepared a BAS Annotated Review Memo to help identify gaps between existing code and current BAS. The Planning Commission is invited to review the draft memo, included as Attachment 1.

One critical area not yet addressed in the draft BAS review is Fish and Wildlife Habitat Conservation Areas. The Washington Department of Fish and Wildlife (WDFW) issued updated guidance on streams and stream buffers in 2020. The WDFW preferred buffers utilizing “site specific tree height” could result in seasonal stream buffers increasing from 35 or 60 feet to 221 feet which can significantly increase the number of legal existing nonconforming development and impact developable area. In response, staff are also reviewing Pierce County’s Riparian Management Zone (RMZ) guidance, Clark County designation using soil class memo, and may consider adopting a similar approaches to stream habitat management.

Due to time constraints and the significance of the research, staff were unable to conduct a thorough review of these documents in preparation for tonight’s Planning Commission meeting. Therefore, we

encourage Commissioners to examine the referenced resources in advance of continued discussions at the August 11, 2025, Planning Commission meeting.

Fish and Wildlife Habitat Conservation Area BAS Resources:

- [WDFW Riparian Ecosystems, Volume 2: Management Recommendations](#)
- [WDFW Guidelines for Determining Site Potential Tree Height from Field Measurements](#)
- [WDFW Riparian Management Zone Checklist](#)
- [Pierce County Riparian Management Zone Technical Memos](#)
- [Clark County Designating Riparian Habitat Areas Using WAC 222 Site Class and 200-year Site Potential Tree Height](#)



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 14, 2025

Title: Interim Zoning Ordinance 25-0676

Attachments: Interim Zoning Ordinance 25-0676

Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

As introduced at the [June 9, 2025 Planning Commission \(PC\) Meeting](#), the City Council adopted Interim Zoning Ordinance 25-0676 on March 25, 2025 (attached). This ordinance:

- Clarifies the purpose of the Town Center (TC), Commercial (C), and Business Park (BP) zoning districts
- Prohibits single-use residential projects in the TC and C zoning districts
- Prohibits all new residential projects in the BP zoning district
- Retains both single- and mixed-use residential in the Mixed Use Residential (MUR) zoning district
- Requires all properties in these zoning districts that abut arterial roadways (Meridian Ave E, Emerald St E, 8th St E, 24th St E) to develop permissible non-residential uses within 200 feet of said roadway, while allowing for mixed use (residential and commercial) if 50% of the building footprint area (ground floor) is a commercial use
- Removes the ability to simply "preserve", or set aside, the required frontage area "for future retail or office type commercial uses"
- Removes the allowance for vertical mixed use projects to develop ground floor residential if converted to commercial within three years of occupancy (not utilized)

The City Council held their public hearing on May 13, 2025 ([link to presentation](#)), where no comments were received. Staff also met with the Economic Development Advisory Board (EDAB) at their June 2, 2025 meeting, and a summary of that discussion was included in the June 9, 2025 PC meeting materials.

Summarizing the June 9, 2025 PC meeting discussion:

- Staff shared feedback from some developers expressing support for smaller commercial spaces, being more attractive to small businesses and not taking up the entire footprint of the first floor in mixed-use buildings, and shared some recent non-residential inquiries and pending development
- Commissioners requested more information on developments in the area for comparison purposes, such as University Place's town center, and the mixed-use project under construction near the Sumner Post Office

- Commissioners requested more information on Multi-Family Tax Exemptions and Tax Increment Financing options, including further collaboration with the EDAB
- While in general agreement with increasing the depth from 150 feet, Commissioners suggested reviewing other cities' regulations for alternatives to the 200-foot non-residential build zone and 50% building footprint metric, considering percentage of building frontage and minimum depth from the building frontage, and a potential objective administrative variance process for projects that meet the zone's purpose and intent but not all of the stated dimensional standards or metrics
- The PC was generally in support of removing the ability to simply "preserve", or set aside, the required frontage area "for future retail or office type commercial uses"

The PC must consider modifications to the attached interim zoning ordinance, conduct public hearings as may be necessary or desirable, and prepare a recommendation to the City Council regarding the adoption of permanent regulations for the Council's consideration and action no later than March 25, 2026, unless extended or modified by the Council.

Finally, as recommended by the PC and authorized by the City Council in February, work has begun on the Future Land Use Study and Map Amendment for the West Valley Highway Overlay Area (aka WVH Overlay). The City's consultant, SCJ Alliance, is working to identify the most appropriate land use(s) along West Valley Highway, and their recommendation(s) may have some influence on how to proceed with this subject. The WVH Overlay work must be completed by the end of 2025 to remain compliant with the City's annual comprehensive plan amendment process. With action on the Interim Zoning Ordinance required no later than March 25, 2026, staff suggests waiting for the WVH Overlay recommendation(s) before acting on this subject.

Tentative Schedule:

June 9, 2025 – Planning Commission Introduction (COMPLETE)

July 14, 2025 – Planning Commission Discussion

August 11, 2025 – Planning Commission Discussion

September 8, 2025 – Planning Commission Discussion with West Valley Highway Land Use Overlay Study Draft Report (Possible Joint Meeting with EDAB)

October 13, 2025 – Planning Commission Discussion and Draft Amendments Review

October 26, 2025 – SEPA Issuance and Comment Period

November 10, 2025 – Planning Commission Public Hearing

December 8, 2025 – Planning Commission Recommendation

December 16, 2025 – City Council Study Session Introduction

December 23, 2025 – City Council Regular Meeting and Potential Action

Current Discussion:

Due to various time and resource constraints, staff were unable to complete the requested research prior to tonight's meeting, and staff's availability to gather information on this will be very limited through the first week of September. If one or two of the Commissioners are interested in performing research and gathering information, and then meeting with staff the week before the next PC meeting to review their findings, staff would greatly appreciate the assistance in preparing for future meetings on this topic.

Also, following last month's discussion, staff would appreciate further conversation and clarification on the following questions:

1. Recognizing the mixed-use purpose of the TC and C zones ([EMC 18.80.080](#)(B), items 1 and 2), should the city prohibit single-use residential projects in these zoning districts?
2. Recognizing the employment and commercial purpose of the BP zone ([EMC 18.80.080](#)(B), item 4), should the city prohibit all new residential projects in this zoning district? What if the BP zone is expanded into the WVH Overlay area?

Staff Recommendation:

The Planning Commission is invited to review and discuss the attached Interim Zoning Ordinance, the questions above, and request additional information or modifications from staff in preparation for further discussion at future meetings. With the ongoing WVH Overlay, staff suggests waiting for the results of that effort before scheduling a public hearing on this subject and considering any formal recommendation to City Council.

ORDINANCE NO. 25-0676

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, ADOPTING AN INTERIM ZONING CONTROL ORDINANCE TO AMEND TITLE 18 OF THE EDGEWOOD MUNICIPAL CODE REGARDING NON-RESIDENTIAL DEVELOPMENT WITHIN THE TOWN CENTER, COMMERCIAL, MIXED USE RESIDENTIAL AND BUSINESS PARK ZONING DISTRICTS FOR A PERIOD OF ONE YEAR; ESTABLISHING A DATE FOR A PUBLIC HEARING; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING THAT THE INTERIM REGULATIONS WILL TAKE EFFECT IMMEDIATELY UPON PASSAGE

WHEREAS, the adoption of land use and zoning regulations is a valid exercise of the City's police power and is specifically authorized by Revised Code of Washington (RCW) 35A.63.100; and

WHEREAS, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt interim development regulations; and

WHEREAS, local project review processes are governed by Chapter 36.70B RCW; and

WHEREAS, the City has experienced a substantial increase in inquiries for single-use residential developments in the Town Center, Commercial, Mixed-Use Residential, and Business Park zoning districts, which are inconsistent with the recently adopted Comprehensive Plan and threaten to permanently alter the intended non-residential character of these zones if not addressed immediately; and

WHEREAS, the City must amend portions of the development code in Title 18 of the Edgewood Municipal Code (EMC) as soon as practical in order to comply with provisions of the recently adopted Comprehensive Plan and preserve frontages in these zones for non-residential development; and

WHEREAS, while the City's Comprehensive Plan was adopted in December 2024, City staff have not yet been able to initiate critical development regulation updates needed to implement the plan due to other state-mandated regulations with imminent deadlines and limited staff availability; and

WHEREAS, the City Council has determined that to adequately preserve said frontages for non-residential development and thoroughly analyze permanent regulations, interim development regulations adopted under the provisions of RCW 36.70A.390 are necessary to allow adequate time for the City to adopt permanent development regulations; and

WHEREAS, failure to adopt interim zoning controls immediately would result in the acceptance and processing of applications under outdated regulations, potentially leading to vested rights that would prevent the City from implementing the Comprehensive Plan's intended land use policies, thereby threatening the long-term economic viability of these zoning districts; and

WHEREAS, the City is authorized under RCW 35A.63.220 and 36.70A.390 to pass an interim zoning and official control ordinance for up to one (1) year if a work plan is developed for related studies providing for such a longer period; and

WHEREAS, City Staff have developed a work plan for related studies and such work plan is specified below; and

WHEREAS, RCW 36.70A.390 authorizes the City Council to adopt an interim zoning control ordinance for one (1) or more six (6) month periods without first holding a public hearing on the proposed interim zoning control ordinance so long as a public hearing is held within at least 60 days after its adoption; and

WHEREAS, the City Council has scheduled a public hearing regarding the adopted interim zoning ordinance on May 13, 2025; and

WHEREAS, the increasing demand for residential development in the City causes an emergency which necessitates that this ordinance become effective immediately in order to preserve the public health, safety, and welfare and also requires action prior to the preparation of a State Environmental Protection Act (SEPA) threshold determination pursuant to WAC 197-11-880; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meeting of March 25, 2025;

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

Section 1. Findings Adopted. The "Whereas Clauses" set forth in the recitals of this Ordinance are hereby adopted as the findings and conclusions of the City Council for passing this Ordinance.

Section 2. EMC 18.80.080, Amended. EMC Section 18.80.080, Town Center, Commercial, Mixed Use Residential and Business Park zoning districts, is hereby amended as shown in Exhibit A attached and incorporated by this reference.

Section 3. Duration of Interim Zoning Controls. The interim zoning and official controls approved by this Ordinance shall be effective immediately upon passage of this ordinance and continue in effect for a period of one (1) year, commencing on March 25, 2025, and ending on March 25, 2026, unless extended or modified by City Council or unless a final ordinance is adopted amending the Edgewood Municipal Code before March 25, 2026.

Section 4. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council shall hold a public hearing to accept public testimony on this interim ordinance within sixty (60) days of its adoption. The Council shall hold this hearing at Edgewood City Hall on May 13, 2025, at 7:00 pm or as soon as possible thereafter. After the public hearing, the City Council may adopt additional legislative findings in support of this Ordinance and/or otherwise modify the provisions of this Ordinance.

Section 5. Adoption of Work Plan. Within the next six (6) months following the passage of this Ordinance, the Edgewood Planning Commission is hereby directed to review the permanent regulations and to make a recommendation on whether said regulations, or some modification thereof, should be permanently adopted. The Edgewood Planning Commission is directed to complete its review, to conduct such public hearings as may be necessary or desirable, and to forward its recommendation to City Council.

Section 6. Transmittal to Commerce. Pursuant to RCW 36.70A.106, the Community Development Director is hereby directed to transmit this ordinance to the Washington State Department of Commerce for review, as may be required or desired.

Section 7. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers for the purposes of codification, and any other references thereto.

Section 8. Severability. If any section, sentence, clause, or phrase of this Ordinance or any municipal code section amended hereby should be held to be unconstitutional or unlawful 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 or the amended municipal code section.

Section 9. Effective Date. The City Council hereby finds and declares that without immediate action, single-use residential projects may be vested under existing regulations before necessary zoning amendments can be adopted, permanently altering the intended non-residential character of the Town Center, Commercial, and Business Park zoning districts. The inability to implement these zoning controls before new development applications are processed threatens the City's ability to maintain compliance with its Comprehensive Plan and protect critical commercial corridors, thereby creating an emergency necessitating immediate action. This ordinance shall become effective immediately upon passage by at least a majority plus one of the full City Council. The City Clerk is directed to publish a summary of this ordinance at the earliest possible publication date.

ADOPTED THIS 25TH DAY OF MARCH, 2025.



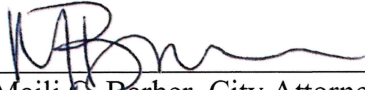
Dave Olson, Mayor

ATTEST/AUTHENTICATED:



Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:



Maili C. Barber, City Attorney

Published: March 28, 2025

Effective Date: March 25, 2025

18.80.080 Town Center, Commercial, Mixed Use Residential and Business Park zoning districts.

A. Applicability. This section establishes development standards for the Town Center, Commercial, Mixed Use Residential and Business Park zoning districts. All standards contained in other chapters of the Edgewood Municipal Code shall apply unless specifically modified by the standards contained in this section. Where a conflict exists between code standards, the specific standards contained in this section shall control.

B. Purpose.

1. The Town Center (TC) zoning district is envisioned as the heart of Edgewood, reflecting a unique local character and rural roots. Borrowing from traditional town development patterns and forms, the TC is envisioned as the most walkable area of the city, with a mix of multistory and single-story buildings framing the street and other public spaces. The TC zone accommodates a range of compatible uses emphasizing a variety of vertical and horizontal mixed use development, blending pedestrian-oriented retail, multifamily residential, senior housing and civic uses. The TC zone complements local traffic, bicycle, and pedestrian circulation and provides connectivity to public open spaces.

2. The Commercial (C) zoning district accommodates a wide range of commercial development, including large format retail, auto-oriented uses, and regional scale commercial uses. Development standards seek to balance the needs of the pedestrian with those of the automobile and are flexible to accommodate a wide range of uses and forms. This area provides a visual and functional transition to the Town Center and adjacent zones and assures that there is ample area to accommodate potential economic development opportunities. While commercial development is emphasized, this zone also allows mixed-use development that may combine commercial uses with multifamily housing.

3. The Mixed Use Residential (MUR) zoning district accommodates a range of medium density residential housing types to meet consumer preferences, changing household sizes and market demands. A mix of land uses is allowed including some commercial uses and professional office uses to provide diverse economic development opportunities, while maintaining neighborhood compatibility. This zone provides a visual and functional transition to areas of more intensive development and adjacent residential neighborhoods. Within the Meridian Corridor, achieving a high level of connectivity with streets, pedestrian and bicycle routes both within this district and to the adjoining TC district is a major goal.

4. The Business Park (BP) zoning district accommodates a wide range of employment and commercial uses, including professional office, retail, and light industrial uses, as well as senior housing as a mixed use. Development standards seek to accommodate a wide range of business, while ensuring an urban design that is compatible with adjacent zones. Significant landscaping is emphasized in this zone, both for aesthetic appeal and as a tool to ensure greater compatibility between a wide range of uses. Residential uses are not allowed in the BP zoning district.

C. Permitted Uses. For permitted uses within the Town Center, Commercial, Mixed Use Residential, and Business Park zoning districts see EMC 18.70.050 Table 1, Land Use Table.

D. Development Standards. This subsection establishes the development standards that apply to the zones described. Please note that the provisions below include both minimum and maximum standards, as well as certain standards, such as height and floor area ratio, that may be modified up to the limits stated herein if certain development intensity bonus options elements (as provided for in Table 2) are included in the proposal.

Table 1: Development Standards

Standards	TC	C	MUR	BP
Maximum Height (without Any Bonus)	45 feet	35 feet	35 feet	35 feet
Maximum Height (with FAR Bonus)	57 feet (minimum 3:1 FAR)	45 feet (minimum 1.5:1 FAR)	35 feet	35 feet

Standards	TC	C	MUR	BP
Maximum Residential Net Density (1)(3)(14)	Controlled by maximum height, FAR and building code	48 D.U./acre	48 D.U./acre (1)	N/A
Minimum Residential Net Density (1)(3)	24 D.U./acre	24 D.U./acre	10 D.U./acre	N/A
Minimum Lot Frontage Occupied by a Building	50%	35%	35%	Meridian: 25% Other: None
Minimum Setback to TC, C, MUR or BP Zones (8)	None	None	None (9)	None, except 20 feet for light industrial
Minimum Setbacks to Zones Other Than TC, C, MUR or BP (10)	25 feet	25 feet	20 feet	25 feet
Maximum Floor Area Ratio (FAR) with Bonus Features (11)	4:1	3:1	2:1 (12)	2:1
Maximum Floor Area Ratio (FAR) without Bonus Features (13)	1:1	0.5:1	0.5:1 (12)	0.5:1
Maximum Hard Surface Area (Including Lot Coverage)	90%	85%	75%	80%
Maximum Effective Impervious Surface (14)	75%	70%	60%	65%

Table 1: Development Standards Exceptions and Notes.

(1) New residential uses are not allowed in the Business Park zone. Residential uses are only allowed in the Town Center and Commercial zones if they are part of mixed use project. Maximum Residential Net Density for projects in the Mixed Use Residential zone without a mixed use is 24 D.U./acre.

(2) Reserved

(3) All properties fronting arterial roadways (principal and minor) must develop permissible non-residential uses within 200 feet of said roadway. If part of a mixed use project, a minimum of 50 percent of the building footprint area within 200 feet of said roadway must contain a permissible commercial use, unless otherwise approved by the director to meet the purpose and intent of the underlying zone.

(4) Reserved

(5) Reserved

(6) Reserved

(7) Reserved

(8) Setbacks may be necessary to accommodate utility easements or to accommodate required landscaping.

(9) Setbacks for single-family detached dwellings shall be as follows:

- (a) Front yard/street setback: 15 feet.
- (b) Garage setback: 20 feet.
- (c) Principal arterial and state highway setback: 25 feet.
- (d) Rear yard setback: 10 feet.

(e) Interior setback: five feet or shall meet the minimum fire separation required per the International Fire Code (IFC) as adopted by the city of Edgewood.

(10) Twenty-foot setback required from any public property other than a street. Parks, open space, or stormwater ponds may be reduced or exempt from this requirement as determined by the community development director and public works director. Any reduction or exemption from this requirement must be supported by the City's comprehensive plan and capital improvement plan, as adopted.

(11) See Table 2: Development Intensity Bonus Options necessary to achieve maximum FAR.

(12) FAR does not apply to single-family detached dwelling or cottage housing.

(13) There is no minimum FAR in the TC, C, MUR or BP zones.

(14) Director and city engineer may establish administrative rules for allowing partial credit for pervious paving materials.

The following optional features may be used alone or in combination to increase the allowed height and floor area ratio (FAR) up to the maximum limits identified in Table 1 (subsection (D) of this section). Table 2 below identifies the allowed FAR bonus and any additional requirements pertaining to the described bonus feature.

Table 2: Development Intensity Bonus Options

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
1. Parallel Road Network	1.5	Dedication and construction of those portions of the adopted parallel road network that are within or adjacent to the subject property. Design shall be consistent with the adopted street standards, including, but not limited to, travel lanes, on-street parking, landscaping and sidewalk.
2. Significant Public Plaza or Public Green Space	1.25	Available in the Town Center district only, and at the discretion of the director. Location and design shall be consistent with Town Center and Meridian Avenue Corridor master plan, and, if possible, complementary to any planned public plaza or development. Must be a minimum of five percent of the interior floor area of the development and no less than 1,500 square feet. This bonus must be in addition to any pedestrian-oriented space as required in subsection (F) of this section and EMC 18.95.030 or as required by any underlying land use approval. Plazas and green spaces shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
3. Through Block Connection or Alley Enhancement	1.0	A pedestrian walkway and accompanying landscaping that shall be at least 15 feet wide and extend along a property line or through a site to allow the public to pass from one street to another street or an alley. The surface shall consist of stone, unit pavers, textured concrete, permeable pavement, or other material approved by the community development director or designee, with pedestrian scale lighting at least every 50 feet. Walkways and landscaping shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
4. Mixed Use Development	1.0	Ground floor commercial with minimum of 12 feet in height measured from finished floor to finished ceiling and residential uses on upper floors at or above minimum residential density. Note additional required standards for pedestrian-oriented ground floor commercial in No. 8 below shall also apply.
5. Structure Parking, Below Grade	1.0	At least 80 percent of the parking shall be contained within a structure that is below grade.
6. Affordable Housing	1.0	For all new development within the Town Center, total square footage may be increased by two square feet for every one square foot of affordable housing (for a maximum of 1.0 FAR in bonus) provided an affordable housing plan (AHP) is developed and submitted to the director for review and approval. The developer shall commit to implementing the AHP as a part of a signed comprehensive development

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
		agreement with the city. This agreement shall be reviewed by a housing consultant or nonprofit group at the expense of the applicant with recommendations made to the director prior to any city commitment to that agreement.
7. Other Public Plaza or Public Green Space	0.75	Location and design shall be consistent with Town Center and Meridian Avenue Corridor master plan and any planned public plaza or development. Must be a minimum of two percent of the interior floor area of the development and no less than 500 square feet. This bonus must be in addition to the minimum pedestrian-oriented space requirement in subsection (F) of this section and EMC 18.95.030. Plazas and green spaces shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
8. Ground Floor Pedestrian-Oriented Commercial	0.75	Ground floor commercial with minimum of 12 feet in height measured from finished floor to finished ceiling. Buildings shall include windows with clear vision glass on at least 50 percent of the area between two and 12 feet above grade for all ground floor building facades that are visible from an abutting street. Weather protection with a minimum of six feet in depth shall be provided over sidewalks and pedestrian connections on 80 percent of the length of the building frontage.
9. Structured Parking, At Grade or Above Grade	0.75	At least 80 percent of the parking shall be contained within a structure. The structure may be part of the building or a separate structure. The structure shall be designed to minimize visibility of the parking area from the street. The street level floor shall be mixed use.
10. LEED Gold Certification (or Better)	0.75	As certified by the USGBC. Applicant is responsible for providing LEED precertification submittal documentation and annotated checklist to the city. City will review documentation at the applicant's expense. If accepted, the city will make this a condition of approval of the subsequent building permit.
11. Multi-Modal Pathway	0.5	A pathway for the movement of pedestrians and bicyclists that is consistent with the Town Center and Meridian Avenue Corridor master plan, transportation plan, and city's parks and recreation plan and approved by city staff. Pathways shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
12. Public Meeting Room	0.5	Available in the Town Center district only. A room available to the community for meetings and events. The size shall be a minimum of 500 square feet, with windows on at least one side and shall be directly accessible from the outside or by a controlled lobby that allows public access.
13. LEED Silver Certification	0.5	As certified by the USGBC. Applicant is responsible for providing LEED precertification submittal documentation and annotated checklist to the city. City will review documentation at the applicant's expense. If accepted, the city will make this a condition of approval of the subsequent building permit.
14. Water Feature	0.25	A decorative water feature shall be equivalent to at least one percent of the project's construction cost and shall be directly accessible and visible to the public by being adjacent to a plaza, sidewalk, pathway or through-block connection. Documentation shall be provided of construction value and the cost of the water feature.
15. Exterior Art Element	0.25	Exterior art element shall be equivalent to at least one percent of the total value of the project's construction cost. Such elements include but are not limited to sculptures, bas-reliefs, metalwork and murals. Documentation shall be provided of the construction value and the value of the art as appraised by an art appraiser. Art elements shall be visible to the public at all times and will be reviewed and approved by an arts body designated by the city.

E. Design Standards.

1. Site and Building Design. Site and building design standards shall be required for all development as set forth in Chapter 18.95 EMC. Where the standards in Chapter 18.95 EMC conflict with the standards in this section, the development standards contained in this section shall control.

2. Street Design. Location, design and configuration of all streets shall be in accordance with the adopted street standards contained in EMC Title 12, Streets, Sidewalks and Public Places.

F. Open Space Requirements.

1. **Applicability.** New development within the Town Center (TC), Business Park (BP), Commercial (C), and Mixed Use Residential (MUR) zoning districts shall be required to meet the open space requirements in this subsection.
2. **Numeric Standards.** All new development shall provide accessible public space equivalent to one and one-half percent of the gross floor area of all structures. The design and location of public spaces shall consider the design and location of public spaces on adjacent properties and if feasible shall be oriented and connected to those spaces pursuant to the concepts presented in the Town Center and Meridian Corridor master plan.
3. If it can be demonstrated by the applicant to the satisfaction of the director that a required public space is adjacent to, integrated with and can be accessed from a public space on an adjoining property, this requirement may be reduced to one percent of gross floor area.
4. All required public spaces shall be oriented towards, and have direct connections (both physical and visual) to, a public street.
5. Where public spaces are integrated into new development, or where new development abuts an existing or planned public plaza, the primary building entrance shall be oriented towards or connected to that plaza.

G. Landscaping.

1. **Applicability.** The requirements of EMC 18.90.090 shall apply to the TC, C, MUR and BP zones, except as provided in this subsection. Please also see Chapter 18.95 EMC for applicable design standards. Where landscape regulations in this section conflict with the provisions in EMC 18.90.090 or Chapter 18.95 EMC, the regulations in this subsection shall control. Please note: Where this section is silent on a specific requirement, such as irrigation requirements or minimum standards for plantings, the standards contained in EMC 18.90.090 and 18.95.050 shall apply. The standards contained in EMC 18.90.090(G) (Landscaping Types) are specifically modified by this subsection and the standards contained in EMC 18.90.090(H) (Landscaping Regulations by Zoning Districts) do not apply to TC, C, MUR and BP zones.
2. **Street Frontages.** In addition to landscape standards contained below, five percent of the total area between the building facade and the curb shall be landscaped. Within the BP zoning district 10 percent of the total area between the building facade and curb shall be landscaped. This shall be in addition to street trees and landscaping provided in public spaces and parking lots that are required in other subsections.
 - a. Required landscaping may be planted within planting areas surrounding trees, in raised planters, and on vegetative walls mounted to the ground-level building facade. Landscaping shall incorporate LID systems to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
 - b. Where a building or portion of a building is located more than 10 feet from a public sidewalk or usable public space, all area between the building and the public sidewalk that is not used for vehicle or pedestrian access, circulation, parking or seating shall be landscaped.
 - c. Potted landscape material may be substituted for required landscaping in areas designed for outdoor eating with the approval of the department.
3. **Public Spaces.** A minimum of 15 percent of the total area of a public space, such as a courtyard or plaza, shall be landscaped.
4. **Surface Parking Areas.** Surface parking areas shall be landscaped as set forth in EMC 18.90.090.
5. **Street Frontages.** Street frontage design and landscaping shall be provided as contained in Chapter 18.95 EMC and EMC Title 12, Streets, Sidewalks and Public Places.
6. **Landscape Buffers – Standards and When Required.**
 - a. Development in the TC, C and MUR zoning districts shall provide a minimum 20-foot Type IV landscape buffer where they abut Single-Family zoning districts or 15 feet of Type I landscaping where

they abut Mixed Residential or Public zoning districts. The director may waive or modify this requirement for pedestrian-oriented development adjacent to the Public zoning district where consistent with the purpose of this section.

b. Development in the BP zoning district shall provide a minimum 25-foot Type IV landscape buffer where it abuts Single-Family or Public zoning districts. In addition, 15 feet of Type I landscaping shall be provided between adjacent BP zoned properties.

c. Commercial or light industrial development in the C and MUR zoning districts shall provide a minimum 10-foot-wide Type I landscape buffer adjacent to the TC zoning district. The director may waive this requirement for pedestrian-oriented commercial development that includes a minimum of 50 percent of the lot frontage occupied by a building. Landscaping for surface parking areas shall still apply.

d. A minimum of a 10-foot Type I landscape buffer shall be provided between more intensive zones and the MUR, and along abutting properties in the MUR district. The director may waive or modify this requirement for pedestrian-oriented commercial development that includes a minimum of 50 percent of the lot frontage occupied by a building or for abutting residential development in the MUR zone in common ownership. Required landscaping for surface parking areas is required in accordance with EMC 18.90.090 and Chapter 18.95 EMC.

7. Special Landscaping in the Business Park (BP) Zone. In order to achieve the urban design intent and provide an environment suitable to a wide range of employment uses, a minimum of 20 percent of the total site area in the BP zone shall be landscaped.

8. Tree Preservation and Protection Standards.

a. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation. Mixed-use development shall be considered commercial development for the purposes of the tree preservation.

b. The director shall have the authority to reduce the required tree replacement ratio where such requirement would conflict with the urban design intent of this section and applicable design provisions of Chapter 18.95 EMC.

c. If the standards contained in Chapter 18.95 EMC are modified, the director shall at a minimum ensure that representative native vegetation is retained or replanted totaling at least five percent of the site area and that such landscaping is provided in excess of the requirements contained in this section.

H. Parking, Access and Circulation.

1. Applicability. Parking facilities and access drives shall be designed in accordance with EMC 18.90.130, except as provided below.

a. Where a conflict exists between the standards contained in EMC 18.90.130 and the standards contained in this section, the standards contained in this section shall control.

b. If this subsection does not specify a parking requirement for a land use, the director shall establish the minimum requirement based on a study of anticipated demand as provided in EMC 18.90.130(C)(8).

2. Purpose. The purpose of this subsection is to provide adequate parking for all allowed uses; to reduce demand for parking by encouraging alternative transportation such as rideshare, public transit, bikes and pedestrian mobility; to promote a “park once and walk” strategy and to ensure the location and design of parking facilities is consistent with urban design and economic development goals.

3. Parking Location.

a. Site design, including parking lot and building location, shall comply with the minimum lot frontage requirements in subsection (D) of this section.

- b. A parking lot shall not be located on a corner where two streets intersect.
 - c. Within the TC zone, a parking lot shall not be located between the principal building and the street, adjacent to a park or open space or at a street terminus.
 - d. Within the TC zone, parking structures shall contain ground level commercial uses.
 - e. Within the C, MUR and BP zones, parking structures that front on a street that are not part of a residential or mixed use building shall contain ground level commercial uses.
4. **Parking Facility Design and Integration.** It is the city's intent to encourage the integration and connection of parking facilities, including shared parking and physical connections between parking facilities in adjoining developments. Applicants shall demonstrate how they meet this objective, including shared parking, or document why it is not feasible to do so. Please see Chapter 18.95 EMC, Design Standards, for additional urban design requirements for parking facilities.
5. **Minimum Parking Requirements.** Except as provided in subsection (H)(9) of this section, off-street parking areas shall contain the minimum number of parking spaces as stipulated in EMC 18.90.130(G). Please note that maximum parking requirements as contained in subsection (H)(10) of this section also apply.
6. **Loading Areas.** Please see EMC 18.90.130(D).
7. **Disabled Parking.** Please see Chapter 19.27 RCW, State Building Code, and Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Disabled.
8. **Bike Parking.** In any development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type facilities unless otherwise specified.
- a. One bicycle parking space shall be provided for every 12 motor vehicle parking spaces, except as follows:
 - i. The director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.
 - ii. The director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination shall include but not be limited to the following uses: park, library, museum, school, sports club or retail business located along a developed trail or designated bicycle route.
 - b. Bicycle parking shall be located within 100 feet of the principal building and directly adjacent to a sidewalk or pedestrian walkway that connects directly to building entrance(s).
 - c. Bicycle frame or wheels to be locked to a structure attached to the pavement.
 - d. All bicycle parking and storage shall be located in safe, visible areas that do not impede traffic flow and shall be well lit for nighttime use.
 - e. When more than 15 people are employed on site, bicycle storage facilities for employees shall be provided. The director shall allocate the required number of parking spaces between bike rack parking and enclosed locker-type facilities.
 - f. One secured bicycle storage space shall be provided for every two dwelling units in attached single-family and multifamily units, unless individual garages are provided for every unit. The director may reduce the number of bike rack parking spaces if indoor storage facilities are available to all residents.
9. **Parking Reductions.** The amount of off-street parking required by subsection (H)(5) of this section may be reduced by an amount determined by the director pursuant to the provisions below.

a. Car Share Parking. Required parking for multifamily residential developments (or the residential portion of mixed use developments) containing more than 30 units may be reduced by three spaces for each one dedicated car share space. A signed agreement between the property owner and car share provider must be submitted for approval of the parking reduction.

b. Shared-Use Parking. Developments may receive a reduction in required parking of up to 20 percent of the minimum parking requirements, provided:

i. The total parking area exceeds 5,000 square feet;

ii. The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no building or use involved is more than 800 feet from the most remote shared facility;

iii. The total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use;

iv. The director may increase the reduction where compelling evidence is provided in a parking study submitted by the applicant that the proposed reduction is warranted. See criteria in EMC 18.90.130;

v. A covenant or other contract for shared parking between the cooperating property owners is approved by the director. This covenant or contract must be recorded with the Pierce County auditor's office as a deed restriction on both properties and cannot be modified or revoked without the consent of the director; and

vi. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the director or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter, unless a satisfactory alternative remedy is approved by the director.

c. Transit Availability. The director may reduce the number of required off-street parking spaces when one or more scheduled transit routes provide service within 750 feet of the site. The amount of the reduction shall be based on the number of scheduled transit runs between 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. each weekday up to a maximum reduction of two percent for each transit run up to a maximum of 20 percent.

10. Maximum Parking Requirements. Please see EMC 18.90.130(G).

11. Transit Facilities. All development shall provide transit facilities as provided in EMC 18.90.130(E)(2).

12. Parking Stall and Aisle Design and Access. Please see EMC 18.90.130(C)(5).



2024 Comprehensive Plan Climate Element Update

Public Participation Plan

Last updated June 18, 2025

Introduction

The City of Edgewood is updating its Comprehensive Plan to include climate and sub-element greenhouse reduction required by HB 1181. Edgewood is a fully planning jurisdiction and is required to evaluate the Comprehensive Plan and development regulations against updates in Growth Management (RCW 36.70A.130). Legislation signed into law in 2023 (HB 1181) added a climate goal to the Growth Management Act (GMA) and requires local comprehensive plans to have climate element and greenhouse reduction sub-element. Climate elements must maximize economic, environmental, and social co-benefits and prioritize environmental justice to avoid worsening environmental health disparities. A climate element and greenhouse reduction sub-element can take the form of a single comprehensive plan chapter or be integrated into several chapters/elements such as housing, transportation, and land use.

Public Participation Plan Objectives

This document outlines the public participation opportunities for the climate element of the Edgewood Comprehensive Plan, including engagement methods, timeline, and implementation strategies. This is a working document and may be updated over time to reflect the needs of the community, changes in scheduling, etc. The objectives for this Public Participation Plan are:

- Inform the public of the climate element of the Comprehensive Plan and development regulations update, the process, and outcomes.
- Bring community members and subject matter experts into the planning process, ensuring the resulting climate element is co-created with members of the community, especially people and organizations most impacted by climate change.
- Utilize outreach methods to inform the public and property owners of the variety of participation opportunities.
- Exchange information by conducting collaborative events that engage in conversation and the exchange of ideas and information. By exchanging information, we can give participants more ownership in the outcome of planning processes leading to buy-in, a sense of ownership, and higher-quality planning documents.
- Be inclusive of a range of perspectives, engaging the public in unique ways to reach a broader audience and understand their goals, needs, and desires.

- Provide access to engagement opportunities, events, and participation for all residents within Edgewood, including vulnerable populations and overburdened communities.
- Be transparent and openly reflect a variety of viewpoints within the community and the city's process for the development and implementation of the Comprehensive Plan.
- Build support for the Comprehensive Plan and work with the Edgewood community, elected officials, and other agencies toward success in implementing its goals and policies.

Roles and Responsibilities

The Public

The public is defined as members of the community including residents, groups, property owners, farmers, business owners and any others that might be interested in the Comprehensive Plan climate element and development regulation amendments. The following sections contain a breakdown of some specific types of community groups and organizations that the City will attempt to engage in the process.

City of Edgewood

Edgewood is responsible for the updating of the climate element of the Comprehensive Plan and development regulations in compliance with the Growth Management Act. This responsibility includes actively inviting public comment and coordinating with state, regional, and City planning policies as outlined in the GMA.

Climate Policy Advisory Council (CPAC)

The City will facilitate the creation of a CPAC to provide local expertise and experience to the climate planning process. CPAC members will represent the eleven sectors outlined in the Department of Commerce climate planning guidance. The City will make an intentional effort to include local tribal partners and members of underrepresented groups on this policy team. The role of the CPAC is to “truth-test” the data, analyses, and policies.

Critical Partners

Critical partners are defined as any individual or organization with specific experience or expertise in an area relevant to the climate planning process. Critical partners may or may not be members of the CPAC, but their insights are valuable and sometime necessary to guiding climate policy. Examples of critical partners include public works directors, water purveyors, leadership from community-based organizations, academics and researchers, educators, and public health experts.

Planning Commission

The Edgewood Planning Commission, a volunteer advisory body appointed by the City Council, is required to review amendments to the climate element of the Comprehensive Plan and development regulations, conduct at least one public hearing, and provide a recommendation to the City Council for consideration and potential adoption.

City Council

The Edgewood Council will review the Plan, hold public meetings, conduct at least one public hearing and adopt the final Plan.

Communication Channels

Information must be made available so any interested person can review the materials and participate. Throughout the Comprehensive Plan climate element update process, the City will maintain several channels to notify the public and other participants of relevant meetings and events. Regular opportunities for education and notification may include:

- ❖ Website: City of Edgewood Climate Planning dedicated webpage:
<https://www.cityofedgewood.org/449/Climate-Planning>
- ❖ Notice Boards: Material posting at public locations including:
 - Edgewood City Hall
 - Social media posts
- ❖ E-Notice’s via e-notice mailing list on the city climate page.
- ❖ Regular communication to the CPAC and through CPAC member networks

Participation Inclusivity and Potential Barriers

The channels by which we communicate and the events we hold should incorporate an inclusive engagement approach. The table below identifies the engagement options for this plan, including the potential barriers of each, and the methods to achieve inclusiveness.

Engagement Method	Potential Barriers	Inclusivity Method
Project Website <i>A central location for status updates, draft documents, meeting schedules and related information, official notices, and feedback/comment portal</i>	• Getting visitors to the website • Reaching non-English- speaking citizens • Reaching residents in areas of the city with limited internet services • Uploading materials in a timely manner	• Ensure ease of access through virtual outreach on social media and email correspondence directing public to website • Provide multilingual materials based on need and availability • Make materials available in advance for distribution to the public • Keep participants informed of results/progress

		• Display information in multiple formats (images, charts, graphs, videos, etc.) • Offer email signup to provide more targeted materials via email for those interested
Social Media <i>Sharing of public events, surveys, and other opportunities to participate</i>	• Posting and noticing in a timely manner • Creating postings that appeal to a wide audience • Reaching non-English- speaking citizens • Reaching citizens in areas of the city with limited internet services or not utilizing social media	• Provide multilingual materials based on need and availability • Links to surveys and other web-based platforms provided
Public Meetings, Open Houses, and Presentations	• Identifying appropriate events for the community • Engaging non-English- speaking citizens • Childcare availability • Potential for low participation • High level of coordination/ communication required • Inclement weather	• Work with City departments to identify appropriate events to reach a diverse audience • Designate 1–2-point people for coordination/communication to ensure clarity and efficiency • Provide options for non-English- speaking participants and ensure ADA accessibility • Incentivize participation with food and/or childcare • Include opportunities for both virtual and in-person participation • Tailor events to various size audiences

		• Provide education and background materials at the beginning of each event • Co-create workshops, focus groups, and/or open house events with community-based organizations and cultural brokers to ensure material is appropriate and events are well-attended. • Consult CPAC for ideas on which events to attend and best ways to ensure participation
Printed Materials	• Reaching non-English- speaking citizens • Potential for low participation	• Provide materials in a variety of languages as needed • Identify a variety of outlets with relevant contact information for notification and distribution of materials (newspapers, neighborhoods, churches, and other community-oriented organizations/groups) • Include website link and QR code for access
City Council and Planning Commission	• Reaching non-English- speaking citizens • Potential for low public participation	• Provide options for non-English speaking participants and ensure ADA accessibility • Incentivize participation with food and/or childcare • Include opportunities for both virtual and in-person participation
Meetings and Hearings	• May be intimidating • Childcare availability • Inclement weather	• Provide options for non-English- speaking

		participants and ensure ADA accessibility • Incentivize participation with food and/or childcare • Including opportunities for both virtual and in-person participation
Critical Partner (CP) Interviews	• Possibility of overlooking potential partners or expertise • CPs may have limited availability	• Consult with CPAC to identify CPs • Offer flexible, 1:1, and virtual meeting options to best accommodate CP schedules.

Engagement Activities

This section delves deeper into each of the engagement strategies that are planned as part of the 2024 Comprehensive Plan climate element update process, including descriptions and anticipated timeframe.

Project Website

Timeframe: Duration of Project

The project website will provide the latest information related to the 2024 Comprehensive Plan climate element for all interested parties. The website will allow the public to:

- ❖ Access project status and timelines
- ❖ View meeting schedules and related information
- ❖ Review draft and final documents and community workshop materials
- ❖ Provide feedback through a comment portal
- ❖ View official notices related to the update process
- ❖ Sign up for E-Notification
- ❖ See notice and details of engagement opportunities

The City will be responsible for updating the website with current information as the consultant team provides deliverables and schedules events.

Social Media

Timeframe: Key Points in the Project timeline

Social media will be utilized to broadcast public events, surveys, and other public participation activities. Project information will be targeted to areas in the City of Edgewood by using strategically scheduled posts.

Critical Partner Interviews

Timeframe: TBD

Interviews will be held with CP representatives. The interviews were primarily in-person and flexible to accommodate the diverse working schedules and home life responsibilities.

Interactive Community Surveys (Social Media and Printed Materials)

Timeframe: TBD

Edgewood will lead the design of a community survey on google forms (survey monkey). The survey will be made available online and in print format. City officials will provide the survey in English (and possibly other languages). Following the completion of the survey, staff will analyze the information to assist in the 2024 Comprehensive Plan climate element update.

Climate Planning Advisory Committee (CPAC)

Timeframe: TBD

As part of the climate planning process, jurisdictions must form an internal staff team to manage the entire update process and include at least one advisory committee composed of community volunteers and other stakeholders as its primary advisory committee for the comprehensive plan. As possible, the City will invite representatives with expertise across eleven sectors required by the Washington State Department of Commerce for climate planning: Agriculture & Food Systems, Buildings & Energy, Cultural Resource & Practices, Economic Development, Emergency Management, Health & Wellbeing, Ecosystems, Transportation, Waste Management, Water Resources, and Zoning & Development.

Meetings Timeframe:

Below is a list of tentative dates for the coordination meetings.

Quarter	Meeting Date
Q1 – July – September 2027	July 2027
Q2 – October – December 2027	December 2027
Q3 – January – March 2028	March 2028
Q4 – April – June 2028	June 2028

Tribal Engagement Plan

Timeframe: TBD

The original occupants of the City of Edgewood include members of many tribes, including, but not limited to, the Puyallup Tribe of Indians and Muckleshoot Indian Tribe. Members of these Tribes still reside in the area now known as Edgewood today. In fact, the far eastern edge of the Puyallup Off-Reservation Trust Land overlaps with the far western part of the City's boundary.

The City's approach to Tribal engagement is very simple – we will ask the Tribes how they would like to participate and be engaged. The City will invite local Tribes to participate on the Climate Policy Advisory Committee. If the Tribes do not have time or capacity to participate fully as CPAC members, the City and any consultants they hire to facilitate the climate planning process, will make themselves available for additional meetings with the Tribes at times and locations best suited to the Tribes.

As the City learns more on what works best for our Tribal partners, we will amend and modify the public participation plan accordingly.

Draft Element Presentation

Timeframe: TBD

City staff and consultants will present a summary of engagement efforts and the draft Climate Element to the Planning Commission.

Final Plan Presentation

Timeframe: TBD

A combined Planning Commission Public Hearing will be held to roll out the final draft of City of Edgewood Climate Element. City staff and consultants will provide an overview of the planning process, public feedback, and a final draft of the element. Final feedback will also be collected from the public bodies, and substantive comments will be incorporated into the final draft.

Planning Commission Recommendation

Timeframe: TBD

The Planning Commission is required to review the climate element and provide a recommendation to the City Council for consideration and adoption.

Climate Element Adoption

Timeframe: TBD

The City Council will hold a study session and/or regular meetings to review and to adopt the Climate Element.

Project Anticipated Schedule

Climate Planning Public Participation Plan		
Action	Description	Date
Develop & Implement Public Participation Plan (ongoing)	Establish a public participation process. Conduct public outreach	January 2025 - December 2029
Track Public Participation and Report Out (ongoing)	Compile and analyze community input gathered during the planning process.	June 2025 – June 2029
Project Website	Project Website	June 2025 - June 2029
Climate Policy Advisory Committee	Create a Climate Policy Advisory Committee (CPAC)	July 2027 - December 2029
Draft Climate Assessment and Recommendation	Evaluate the potential climate impacts and climate resilience opportunities	June 2023 - June 2025
Draft Policy Audit and Gap Analysis	Current climate-related policies, plans, and actions, versus what is needed to meet local, regional, or state climate goals.	June 2023 - June 2025
Conduct Climate Vulnerability Assessment	Map asset/hazard pairs, identify impacts, consider non-climate stressors, assess probability, risk, adaptive capacity and vulnerability.	July 2027 – Dec 2029
Final Finalize Climate Impact Assessment	Finalize Revise and update previously composed draft Climate Impact Report with support of the CPAC.	July 2027 - December 2027
Complete GHG Emissions Inventory	Work with consultant to gather GHG emissions data and conduct inventory for both local government emissions and community-wide emissions.	July 2027 - December 2027
Finalize Policy Audit and Gap Analysis	Analyze all current climate-related policies, plans, and actions, versus what is	July 2027 - December 2027

	needed to meet local, regional, or state climate goals.	
Public engagement events	Schedule and conduct public outreach events outlined above with materials completed through Jan 2028. This will likely include GHG emissions, current policy situation, and climate impacts. The primary goal of this engagement period is to gather feedback from the public on how climate change is or will impact on their lives and what they want to see the city do to address these issues. Feedback gathered during this period will guide the creation of the draft element.	January 2028 – December 2028
Draft GHG Reduction Sub-element and Climate Resilience Sub-Element	Create draft climate element using guidance from the CPAC and feedback from public engagement. Develop draft climate GHG reduction and climate resilience sub-elements and update goals and policies. Initial draft is created in collaboration with CPAC then workshopped and revised with broader community.	January 2028 - December 2028
Climate Element Open House	Public Outreach	December 2028
Planning Commission Approval	Present final draft climate element to Planning Commission. Incorporate any suggested feedback. (defer to	April 2029 – May, 2029

	Planning Commission Comp Plan update process for more specific guidelines)	
City Council Approval	Present Planning Commission approved Climate Element to City Council for approval. Note: City Council and Planning Commission will be engaged as desired throughout the climate planning process.	June 15, 2029
Final Public Participation Results	Hold public meetings, outreach events, identify and conduct outreach with the public, Inform and analyze feedback from stakeholders	June 15, 2029
Final Comprehensive Plan Climate Element and implementation Plan/Ordinance	Develop a final Climate Element plan	June 15, 2029
Draft Edgewood Municipal Code Amendments and other identified Actions	Draft municipal code amendments to reflect updates goals, policies and climate assessment recommendations.	June 15, 2029
Final Edgewood Municipal Code Amendments and other identified Actions	Finalize EMC updates with adopting ordinance.	December, 2029
*All dates and activities are subjected to change. The most up to date information can be found on the project website .		

CITY OF EDGEWOOD

DRAFT CLIMATE IMPACTS

2029



Prepared by

MEASURE
 **MEANT**

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About this Report

Introduction

This climate impact report is a first step in the City of Edgewood's broader climate planning process. In 2023, the State of Washington adopted House Bill 1181 which requires all cities and counties planning under the Growth Management Act to include climate planning as part of their comprehensive plans. The City of Edgewood must adopt a new climate element with their 2029 Comprehensive Plan update.

This project follows the climate planning guidance provided by the Washington State Department of Commerce with funding from the Climate Commitment Act.



Purpose

A climate impact report is an analysis of how future climate projections are expected to interact with key assets and systems within a community. For example, increasing temperatures are likely to impact human health which may strain resources within the healthcare system. Increased risk of wildfire may justify increasing investment into emergency services. Understanding the extent of these impacts will help policy makers better plan for future climate-related hazards.

The City of Edgewood intends to use the data and analyses in this report to guide the creation of their Climate Resilience Sub-Element as required by state law.

Acknowledgments

This report was prepared by Measure Meant with support from City of Edgewood Planning Department and Lotus Engineering & Sustainability.

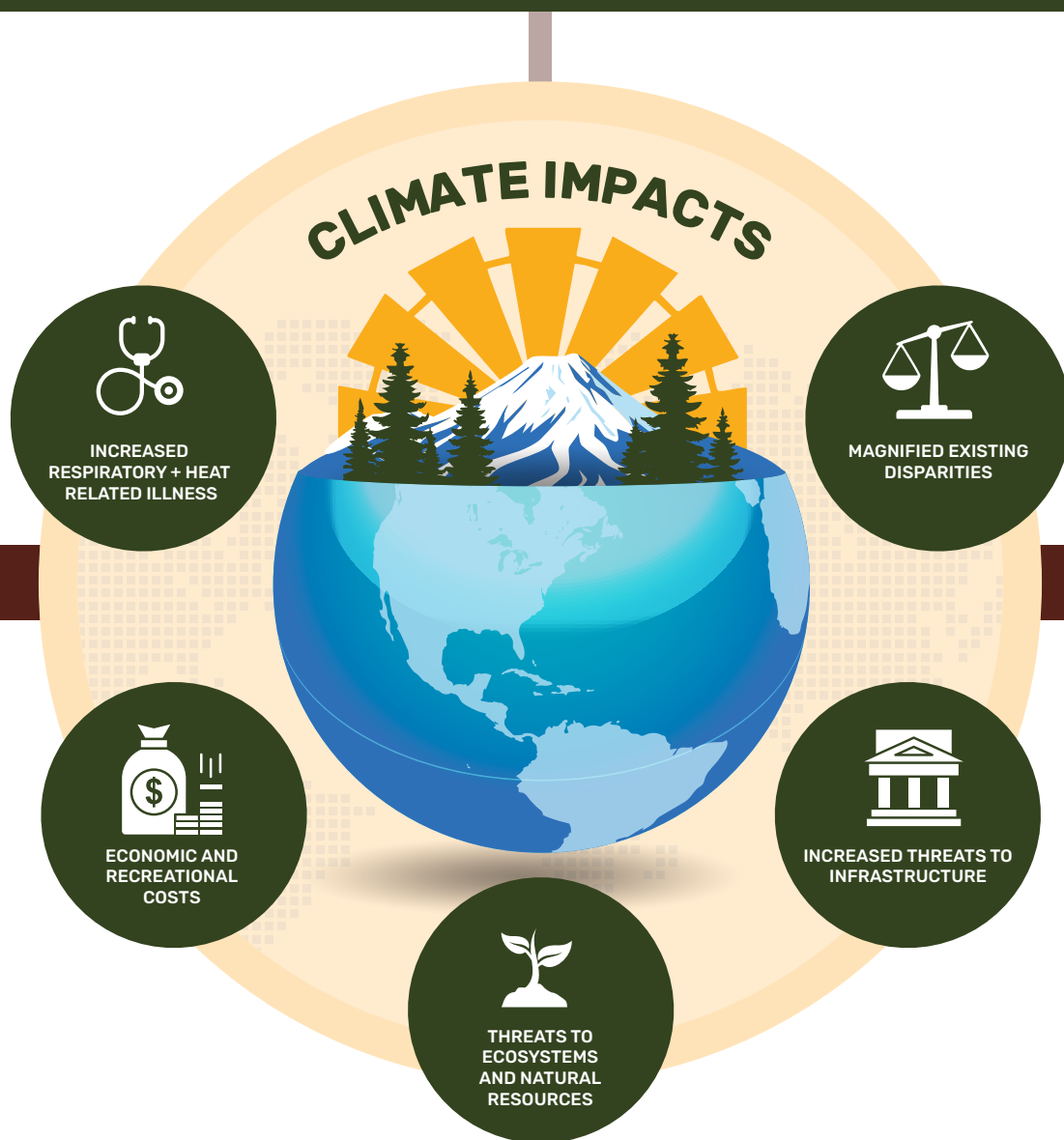


This report was reviewed and edited for accuracy by Dr. Katherine Hegewisch. Dr. Hegewisch created the statistically downscaled climate data used in this report and helped to develop the visuals from both the Climate Toolbox and the Climate Mapping for a Resilient Washington tools which were used in this report.

Report Overview

Summary of Climate Impacts

Communities across the country are already experiencing effects of climate change due to global temperature rise. In the Pacific Northwest, these effects are primarily experienced through increasing temperatures, shifts in precipitation, rising sea levels, increased storms, and more intense wildfires.¹ As the impacts intensify, so do the costs. Human health, natural resources, infrastructure, and economic systems are all at risk.



1. The Fifth National Climate Assessment, <https://nca2023.globalchange.gov/>

Understanding the Impacts of Climate Change

Climate change will impact all aspects of life in Edgewood. In fact, many impacts are already being felt in the form of warmer summers and increased wildfire smoke. This report examines how changes in temperature and precipitation will impact the following aspects of life in Edgewood. In brief, climate change is expected to impact Edgewood residents in the following ways:



Health & Wellbeing

- Increasing temperatures, especially during the summer months, increases the risk of heat-related illnesses.
- Wildfire smoke is expected to increase with longer, more intense fire seasons throughout the Pacific Northwest, exacerbating asthma and other pre-existing diseases.
- Emergency resources like cooling centers, emergency response, and medical facilities may be strained by increased demand as the frequency of climate-related events increases.



Water Resources & Ecosystems

- Shifting precipitation and increasing temperatures threaten aquifer recharge.
- Projected increases in water temperatures will put native fish species, including salmon and trout, at risk.
- A slight decrease in soil moisture may threaten the health of Edgewood's forests and will likely raise wildfire risk.



Infrastructure

- Increased flood events have the potential to disrupt transportation routes, impacting both commuters and businesses.
- Current data trends show no significant increase in wind gusts above 40 miles per hour which could lead to infrastructure damage. Continued monitoring is recommended.
- People living in or near forests or vegetation are likely to experience increasing fire risk to their homes.



Economic Impacts

- Local and global climate hazards may negatively impact Edgewood businesses, which could have a direct impact on the financial resilience of the entire community.
- Insurance premium increases and rising demand for cooling during heat waves may create additional financial burdens for businesses and residents.
- Climate-related migration is increasing and access to housing may be constrained if more people relocate to Edgewood in search of a safer environment.



At-Risk Communities

- Climate change is already impacting all people living in the city of Edgewood, but existing socio-economic factors mean that some people will be hurt more than others.
- Children, outdoor workers, first-responders, people who are under-sheltered, and those living near high-traffic corridors are more exposed to climate impacts.
- Children, seniors, low-income and low-wealth households, people with pre-existing health conditions like asthma, heart disease, respiratory disease, and diabetes may be the most impacted by climate change.

Future Climate Scenarios

Future climate realities depend on two key variables: decisions humans make today and over the next couple decades, and how climate systems impacted by those decisions affect the planet.² These two variables lead to some level of uncertainty in our future climate projections. One way we adjust for this uncertainty is to examine projections using multiple climate scenarios.

The climate data in this report considers two future climate scenarios called Representative Concentration Pathways (RCPs). The two pathways – RCP4.5 and RCP8.5 – represent two ends of a range of possibilities and are reflected in many of the charts that follow. RCPs are based on different human activities and are dependent on time and space. RCPs also include land use and land cover, and time series of emissions and concentrations of greenhouse gases, aerosols, and chemically active gases.³

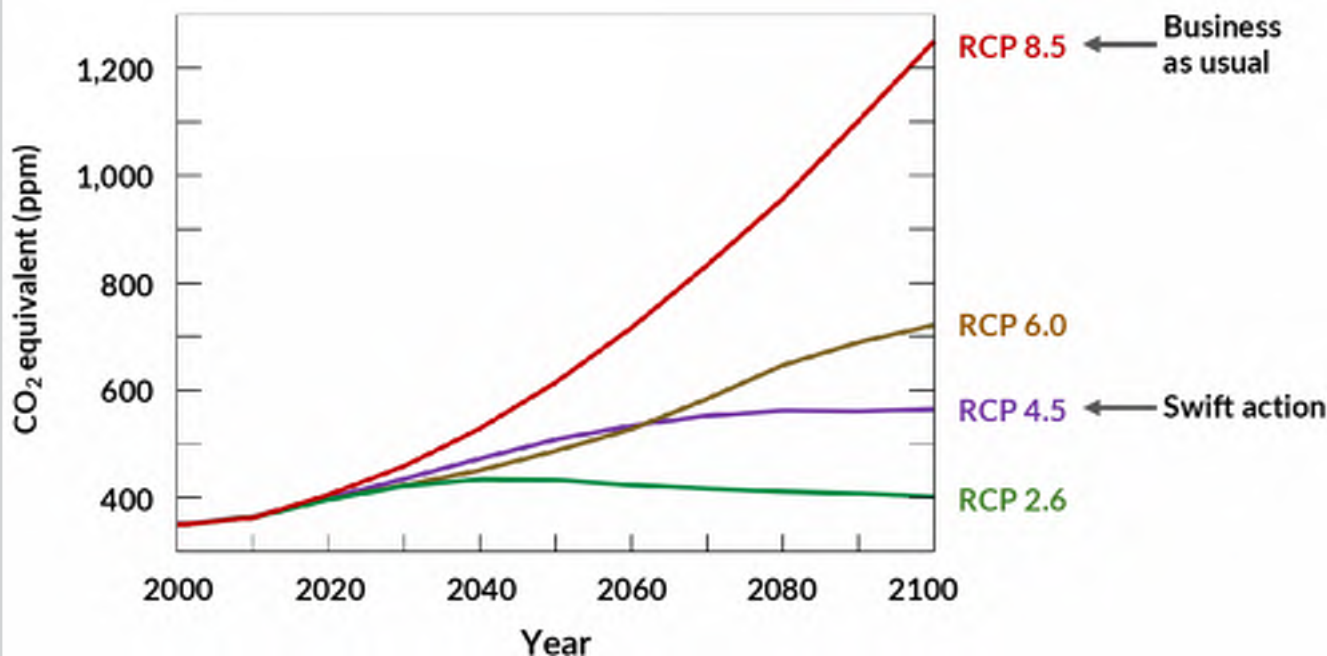
- **RCP8.5 – Higher Emissions (Business as usual)**

Considers the current trajectory of increased greenhouse gas emissions and population growth through the end of the century with nominal policies to reduce emissions. This scenario assumes a continued global dependence on coal. However, since 2010, the use of coal has continued to decrease. This scenario serves as an upper bound on what we might expect to see in the future.

- **RCP4.5 – Lower Emissions (Swift action)**

Considers a curtailment in greenhouse gas emissions through greenhouse gas mitigation efforts and global cooperation. Mitigation to achieve this scenario has still not been realized globally. This scenario serves as a lower bound of what we might expect to see in the future.

Figure 1: IPCC Representative Concentration Pathways (RCP)



Source: van Vuuren, D.P., Edmonds, J., Kainuma, M. et al. *The representative concentration pathways: an overview. Climatic Change* 109, 5 (2011). <https://doi.org/10.1007/s10584-011-0148-z>

2. Katharine Hayhoe, "[Which Climate Scenario Should We Be Using](#)"

3. [IPCC Glossary](#)

Details of Climate Impacts



Health & Wellbeing



Overview

Climate change presents a growing threat to human health and wellbeing in Edgewood, especially as rising temperatures, increased wildfire smoke, and worsening air pollution converge. Already, residents face elevated exposure to airborne pollutants—particularly in census tracts near high-traffic corridors, which rank among the highest in the state for air pollution from vehicle emissions. These existing conditions amplify the physical and mental health burdens posed by climate change.

Extreme heat events, such as the 2021 heat dome, are expected to become more common, increasing the risk of heat-related illnesses including heat stroke and cardiovascular stress. Children, seniors, outdoor workers, and people with pre-existing health conditions like asthma—already prevalent in Edgewood—will be disproportionately affected. Compounding this, rising humidity levels will intensify the health impacts of heat, and longer wildfire seasons will significantly

increase exposure to harmful fine particulate matter (PM2.5) from smoke, aggravating respiratory and cardiovascular diseases.

Climate change also threatens mental health. Prolonged smoke events, dangerous heat, and disrupted outdoor activities contribute to feelings of isolation and anxiety. Among youth, climate anxiety is especially acute, with growing numbers expressing deep concern about the future—including fears around starting families.⁴

As the frequency and severity of extreme events increase, Edgewood's emergency response systems and healthcare infrastructure may face added strain. Equitable climate adaptation strategies must include expanding access to cooling, air filtration, and medical support, particularly in underserved and pollution-burdened neighborhoods.

Health & Wellbeing Facts

- Median age - 38.8 years
- 65 years and older - 14.1%
- Under 18 years old - 25.1%
- Disabled population - 7.3%
- Poverty - 4.7%
- Married - 60.8%
- Nearest Hospital – 3.7 miles from city center (St Francis Hospital)
- Urgent Care – 2 locations on the edge of city limits

Source: U.S. Census Bureau, "Edgewood City, Washington Profile,"
https://data.census.gov/profile/Edgewood_city,_Washington?g=160XX00US5320645.



4. Climate Anxiety is Taking Its Toll on Young People" (2025) <https://time.com/7280989/climate-anxiety-mental-health-young-people/>

Health & Wellbeing

Key Climate Impacts

- Strong evidence suggests that climate change is leading to rising temperatures that will likely correspond to a rise in heat-related illnesses in Edgewood.
- Projected increases in regional wildfires is likely to increase the risk of respiratory illnesses.
- Under the high emissions scenario, the average hottest summer day is projected to increase by more than 10°F by the end of the century compared to historic averages.
- Humidity intensifies the impact of high temperatures on the body, increasing the likelihood of heat stress on individuals most at-risk including children, seniors, and people with pre-existing conditions.
- Climate change is expected to increase demands on emergency systems and resources.
- People without access to cooling or air filtration are at higher risk of climate impacts than the general population.
- By the end of the century, the growing season is projected to increase by over 3 months.



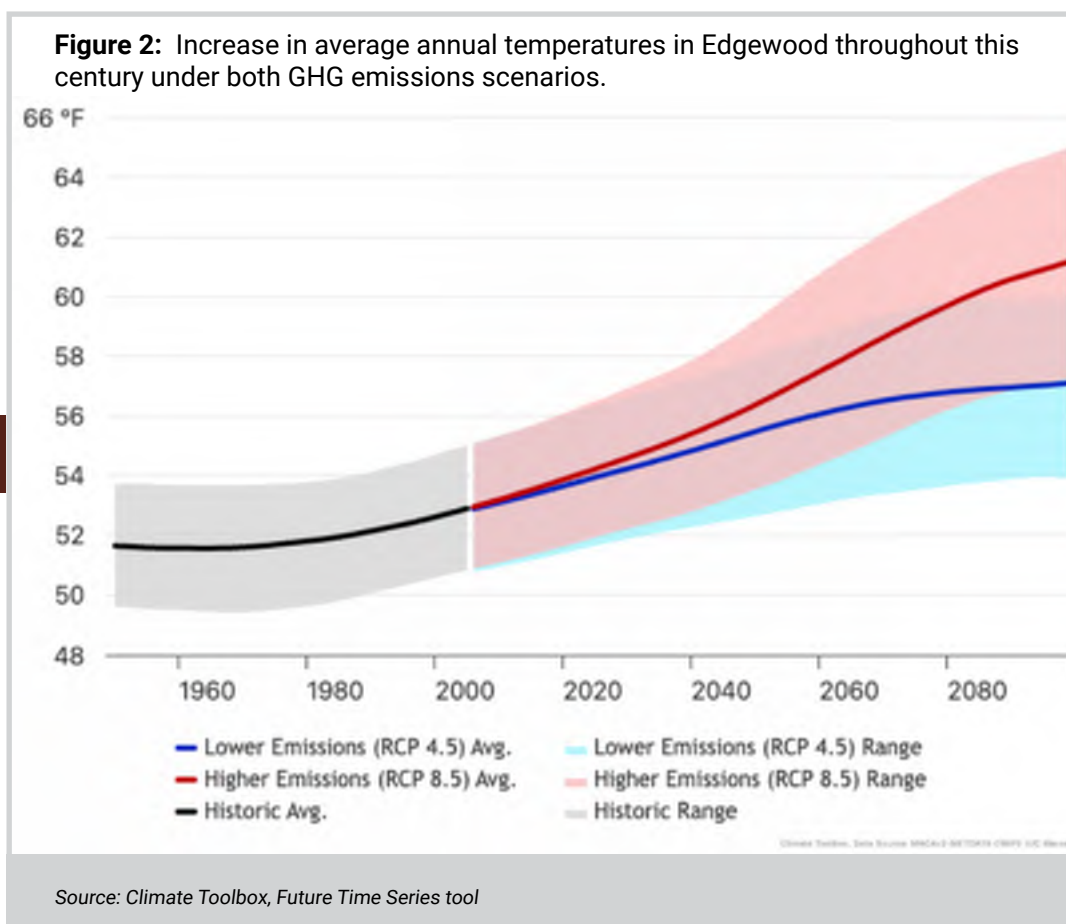
Health & Wellbeing

Temperatures

Average annual temperatures will likely increase over the next 80 years. The lower emissions scenario represents a potential 3°F increase by the end of the century while the higher emissions scenario shows a 11°F increase over the same period (see Figure 2).

Temperatures, including daytime highs and nighttime lows, are rising during all seasons and will continue to rise unless greenhouse gas emissions are significantly reduced. Heatwaves and extreme heat events, such as

the 2021 heat dome, will become more frequent mid-to-late century. Temperature extremes will especially impact people who are most exposed (including children, outdoor workers, summer recreationalists, first responders, people without adequate housing) and those who are most impacted (including people with pre-existing diseases, children, low-income individuals). Children are both more exposed and more impacted to the effects of climate change.⁵



5. EPA Climate Change & Children's Health <https://www.epa.gov/climateimpacts/climate-change-and-childrens-health>

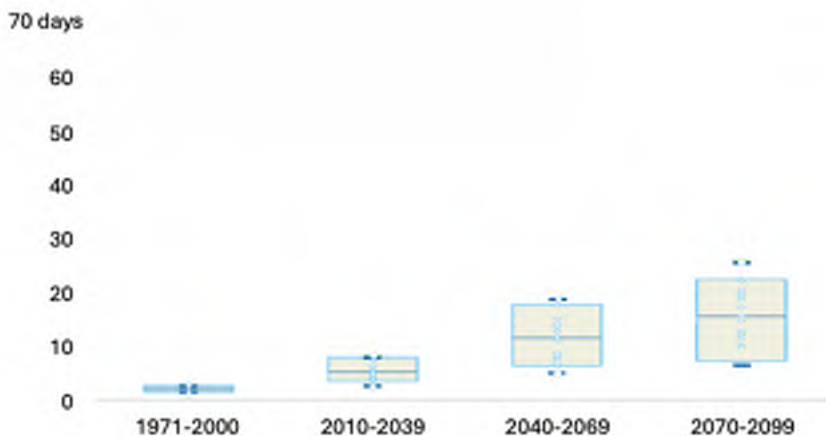
Health & Wellbeing

Heat and Humidity

Heat index is a measure of how hot the day feels considering both heat and humidity. Heat index is often the measurement for the “feels like” statement on weather reports. High temperatures and high humidity make it difficult for the body to cool itself through sweating. Days with a heat index greater than or equal to 90°F are projected to increase by 36.3 days by the

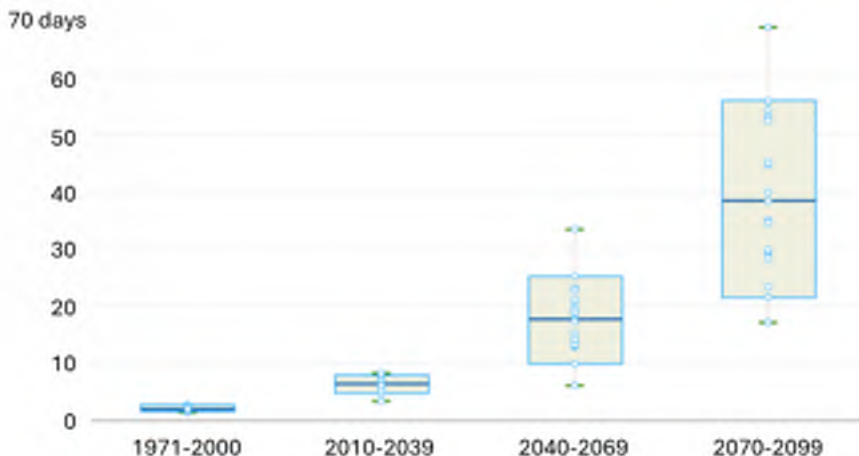
end of this century under the RCP8.5 scenario (see Figure 4). The increase in heat index days will likely lead to an increase in heat-related illnesses. People who participate in outdoor recreation, play sports, or work outdoors in the summer will be especially impacted by increasing heat index days.

Figure 3: Days with Heat Index $\geq 90^{\circ}\text{F}$ in Edgewood under RCP4.5



Source: Climate Toolbox, Future Boxplot tool

Figure 4: Days with Heat Index $\geq 90^{\circ}\text{F}$ in Edgewood under RCP8.5



Source: Climate Toolbox, Future Boxplot tool



Health & Wellbeing

Wildfire Smoke

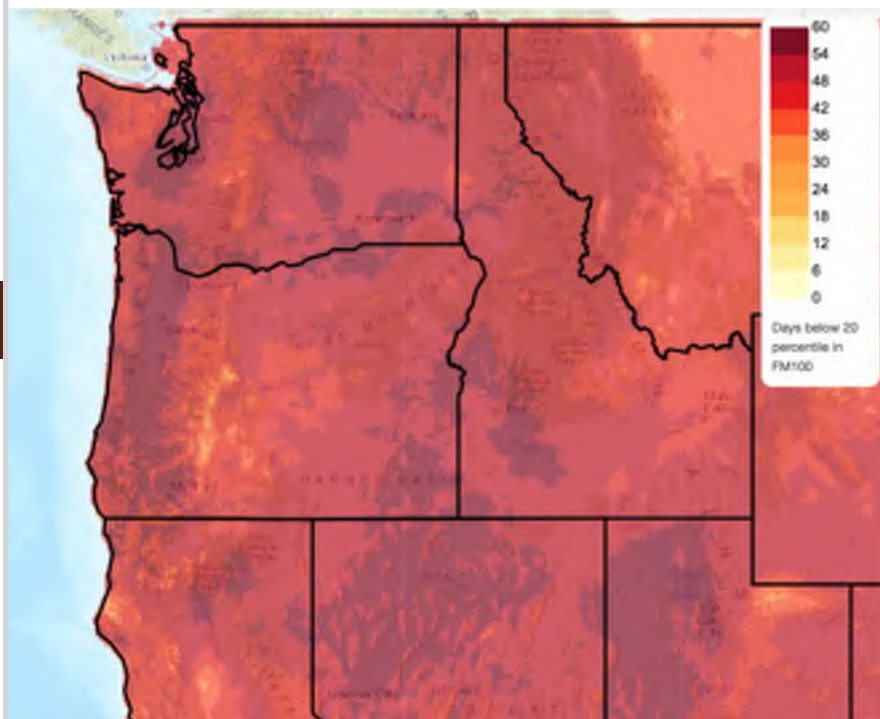
One way to evaluate the risk of wildfire is using fire danger days. In the case of “high” fire danger days, the measurement is the number of days with 100-hour fuel moisture that is below the 20th percentile from historical years. “High” fire danger days are expected to increase across the Pacific Northwest by mid-century under the RCP8.5 scenario.

Increased risk of regional wildfires will increase the risk of smoke throughout the Pacific Northwest, resulting in more days with poor air quality. Wildfire smoke is one of the leading causes of air pollution in

the summer and fall months. The primary pollutant in wildfire smoke is PM2.5, a type of air pollution composed of particles smaller than 2.5 micrometers in diameter.⁶ Increased concentration of PM2.5 can cause and exacerbate existing cases of asthma and other respiratory illnesses and in otherwise healthy individuals, it can cause eye and throat irritation.⁷

Poor air quality and extreme heat together are especially dangerous for those who spend time outdoors and for people with preexisting health conditions such as asthma and cardiovascular disease.

Figure 5: Regional “High” Fire Danger Days (Jun-Jul-Aug), RCP8.5, 2040 vs. Historical Simulation 1971-2000.



Source: Climate Toolbox, Climate Mapper tool

During smoke events, cooling indoor air temperatures by opening windows becomes less feasible, resulting in either higher electricity use for cooling or greater exposure to harmful particulate matter.

6. Washington State Department of Labor & Industries. “Wildfire Smoke.” <https://www.lni.wa.gov/safety-health/safety-topics/topics/wildfire-smoke#:~:text=Fine%20particulates%20known%20as%20PM2.5,of%20concern%20in%20wildfire%20smoke>.

7. Allergy and Asthma Network <https://allergyasthmanetwork.org/news/how-wildfire-smoke-can-worsen-your-asthma/>

Health & Wellbeing

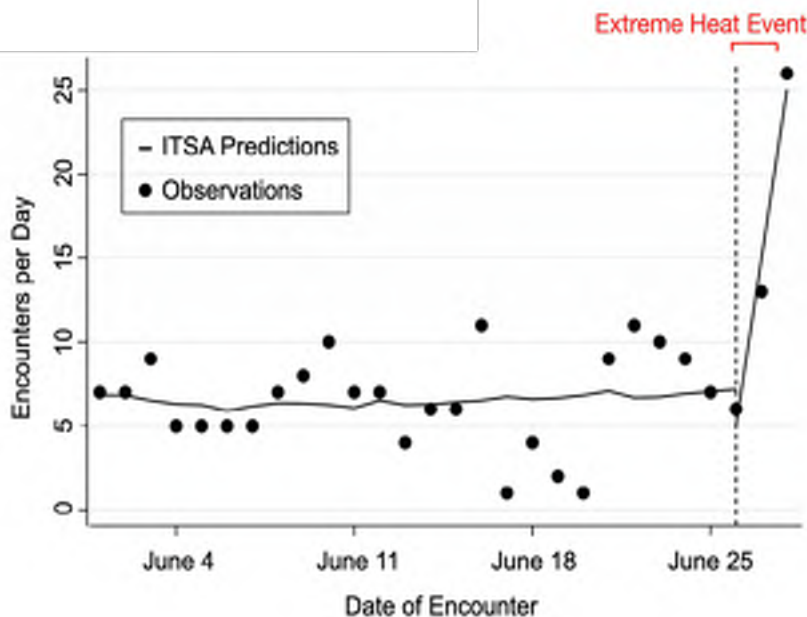
Emergency Response

Climate change is expected to increase demands on emergency systems and resources. With an increase in the intensity, duration, and frequency of extreme events, both the private and public sectors will need to plan for increased resource needs. This includes coordination among healthcare providers, emergency management, and government agencies. This is especially true for smaller cities like Edgewood that may not have their own emergency management resources, instead relying on the county and larger neighboring cities. There is an increasing potential for extreme weather events to occur simultaneously, such as extreme heat and wildfire smoke. Compounded

events will lead to further resource strain, and local response teams should update their emergency response and Hazard Mitigation Plans accordingly.

During the 2021 heat dome, emergency room visits in the Seattle area increased by 21.7 per day.⁸ Sudden increases in hospital visits strains resources and could lead to over occupancy and force people to travel longer distances for care. People who are uninsured or who lack access to transportation may find it difficult to receive needed care which may result in increased fatalities.

Figure 6: Unplanned hospitalizations due to heat-related illnesses during the 2021 Heat Dome in the Seattle area.



Source: Wettstein ZS, Hall J, Buck C, Mitchell SH, Hess JJ. "Impacts of the 2021 heat dome on emergency department visits, hospitalizations, and health system operations in three hospitals in Seattle, Washington." JACEP Open. 2024;5:e13098. <https://doi.org/10.1002/emp2.13098>

“ Climate change is increasing the chances of multiple climate hazards occurring simultaneously or consecutively across the US and its territories. Such interactions between multiple hazards across space or time, known as compound events, exacerbate the societal and ecosystem impacts of individual hazards and hinder the ability of communities, particularly frontline communities, to respond and cope. Therefore, infrastructure design, planning, governance, and disaster preparedness for compound events are critical for building resilient systems. ”

- Fifth National Climate Assessment

U.S. Global Change Research Program, Washington, DC, USA. <https://doi.org/10.7930/NCA5.2023.F1>

8. Wettstein ZS, Hall J, Buck C, Mitchell SH, Hess JJ. "Impacts of the 2021 heat dome on emergency department visits, hospitalizations, and health system operations in three hospitals in Seattle, Washington." JACEP Open. 2024;5:e13098. <https://doi.org/10.1002/emp2.13098>

Health & Wellbeing

Winter Recreation

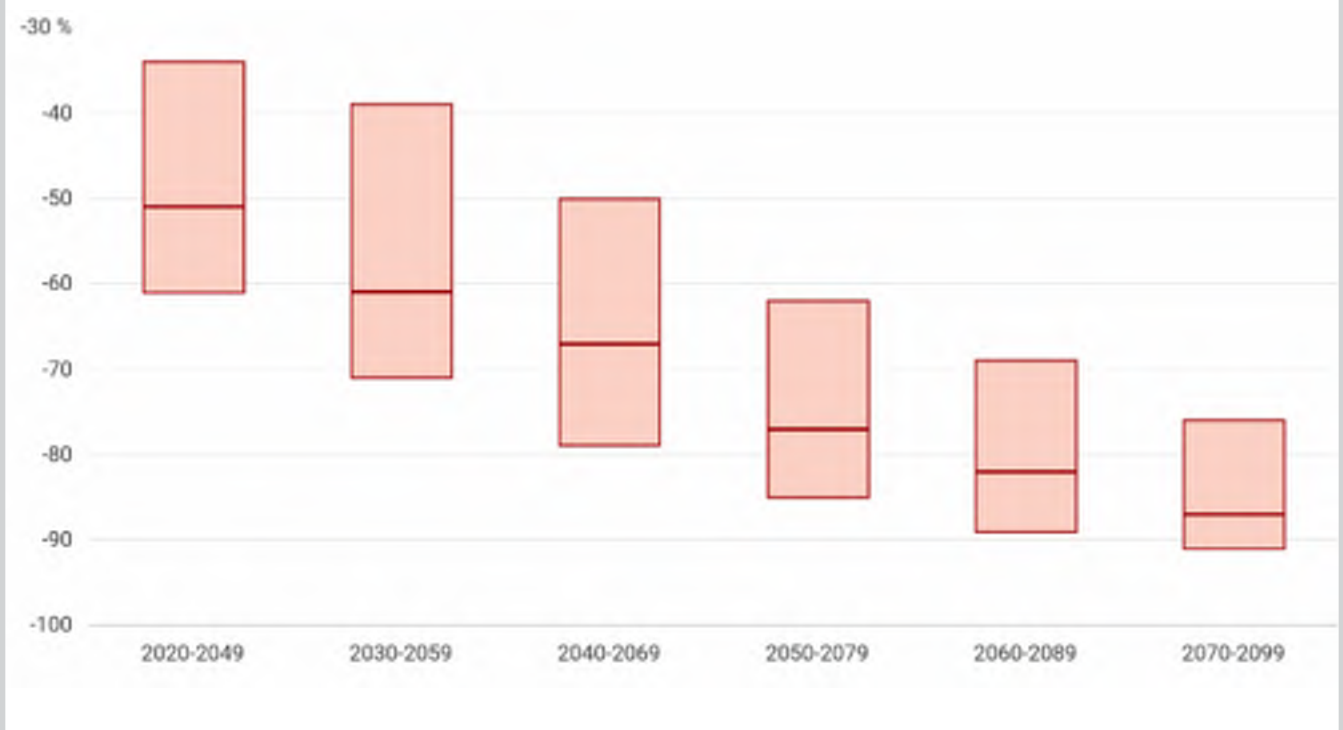
The amount and timing of snowfall in the mountains is projected to shift mid-to-late century, with rising temperatures causing more winter precipitation to fall as rain rather than snow. Future mountain snowpack is expected to melt earlier in the spring compared to past observations.

On nearby Mount Rainier, and throughout the Cascade Mountains, winter recreation that depends on snowpack will be negatively impacted. The availability

of opportunities for skiing, climbing, and other forms of winter recreation decreases each winter as snowpack decreases and winter rain increases.

The type of snow falling in higher elevations will also change. Typically, drier, powdery snow falls at high elevations. As temperatures warm, snow falling at higher elevations will become increasingly wet and heavy as compared to the drier, powdery snow preferred by skiers and snowboarders.

Figure 7: Percent Change in April 1st Snowpack in Pierce County, RCP8.5



Source: Climate Mapping for a Resilient Washington, Snowpack graph

Health & Wellbeing

Winter Recreation (cont.)

Snow Water Equivalent (SWE) measures the volume of water contained in the snowpack on April 1st. It is calculated by multiplying snow depth by snow density. Under RCP8.5, the SWE on April 1st at The Summit at Snoqualmie is projected to decrease by 36.1 inches by the end of the century (see Figure 8). At Crystal

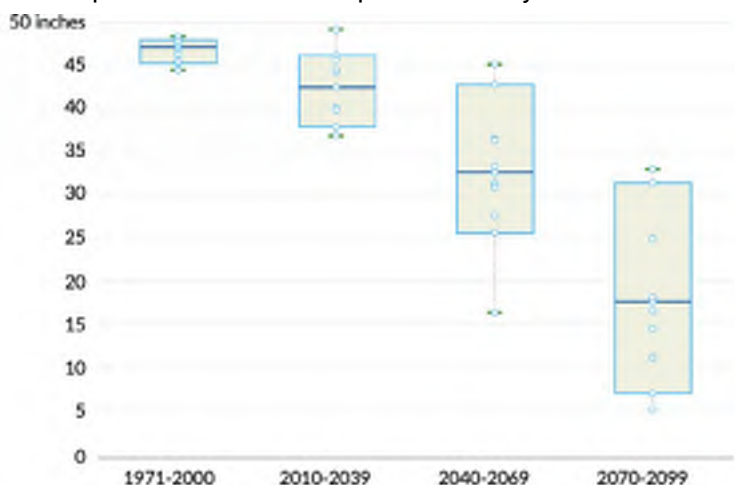
Mountain Resort the April 1st SWE is projected to decrease by 26.6 inches (see Figure 9). As snowpack decreases there will be shorter ski seasons. If winter temperatures continue to get warmer, local ski resorts may struggle to remain economically viable and the opportunity for outdoor winter recreation may diminish.

Figure 8: April 1st Snow Water Equivalent at The Summit at Snoqualmie, RCP8.5



Source: Climate Toolbox, Future Boxplots tool

Figure 9: April 1st Snow Water Equivalent at Crystal Mountain Resort, RCP8.5



Source: Climate Toolbox, Future Boxplot tool

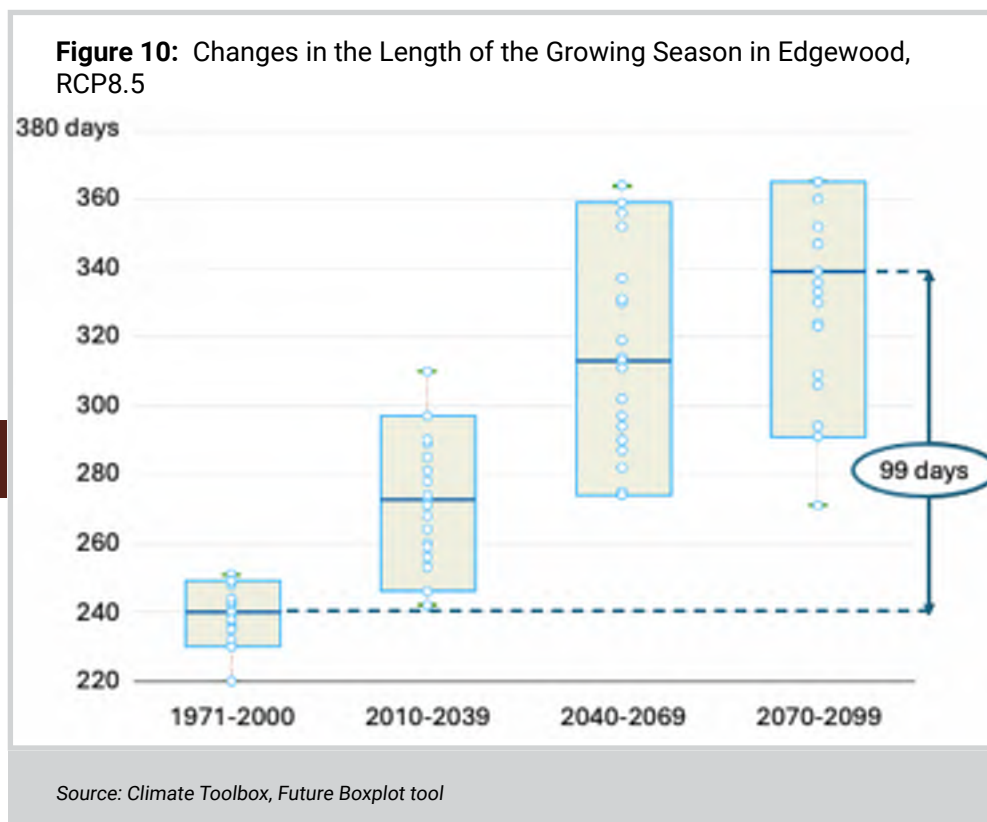


Health & Wellbeing

Gardening

In the Northeastern corner of Edgewood on a 10-acre plot sits Nelson Farm Park. It houses 30 raised garden beds available for community members to rent and a small flock of sheep. Community farms and backyard gardens will be impacted by warming temperatures, longer growing seasons, and increasing drought. By the end of the century, the growing season is projected to increase by over 3 months (see Figure 10).

While the longer growing season may provide more opportunity for growing food, increasing drought and summer temperatures may stress plants. Seasonal drought is projected to increase throughout the century across most of the state.⁹ Increased temperatures increases evaporation, which may lead to less moisture in the soils. Although the growing season will likely lengthen, water demand is likely to increase as well.



9. National Integrated Drought Information System; National Conditions, Washington accessed on May 9th, 2025 <https://www.drought.gov/states/washington>

Water Resources & Ecosystems



Overview

Water plays a foundational role in both human and ecological systems. In Edgewood, climate change is expected to alter precipitation patterns and temperature, which may in turn affect groundwater recharge, streamflows, and soil moisture. Edgewood relies on groundwater drawn from aquifers that are recharged by rainfall and natural features like wetlands and potholes. Shifts in the timing, intensity, and duration of precipitation events, as well as increased evaporation during warmer summers, may reduce the efficiency of this natural recharge system.

Future projections suggest that summer drought will likely increase throughout this century, while more intense precipitation events in other seasons could lead to flooding, potentially impacting both infrastructure and natural systems. Mountain snowpack and glacier melt—critical to the timing and quantity of streamflow in nearby river systems such as the Puyallup—are also projected to shift, with implications for native fish species and aquatic habitats.

Edgewood's natural areas, including wetlands, flood zones, and mature forests, contribute important ecosystem services such as water filtration, habitat provision, and aquifer recharge. As the community continues to grow, additional demand for water resources will need to be carefully balanced with efforts to preserve these systems. While more research is needed to fully understand the long-term effects of climate change on local water availability, proactive planning and conservation strategies will be essential to maintaining resilience across the city's environmental and human systems.

Water Resources & Ecosystems Facts

- Edgewood was once an agricultural and wooded area but has become increasingly urban in the last two decades.
- Elevation ranges from 20 feet above sea level at the lowest point to 500 feet at the highest.¹⁰
- The natural areas within city limits include steep slopes, natural reserves, wetlands, streams, flood areas, aquifer recharge areas, native growth easements, and stands of mature trees.¹¹



10. City of Edgewood. "City of Edgewood Comprehensive Plan." <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>

11. See above

Water Resources & Ecosystems



Key Climate Impacts

- Slight shifts in precipitation patterns combined with increased temperatures may threaten aquifer recharge while growing population increases demand for water. More information is needed to understand how climate change will impact drinking water resources in Edgewood.
- By the end of the century, summer drought is projected to increase strain on ground and surface water.
- Projected increases in water temperatures will put native fish species, including salmon and trout at risk.
- Increasing heavy rain events will likely increase impact to flood-prone areas.



Water Resources & Ecosystems



Ground Water

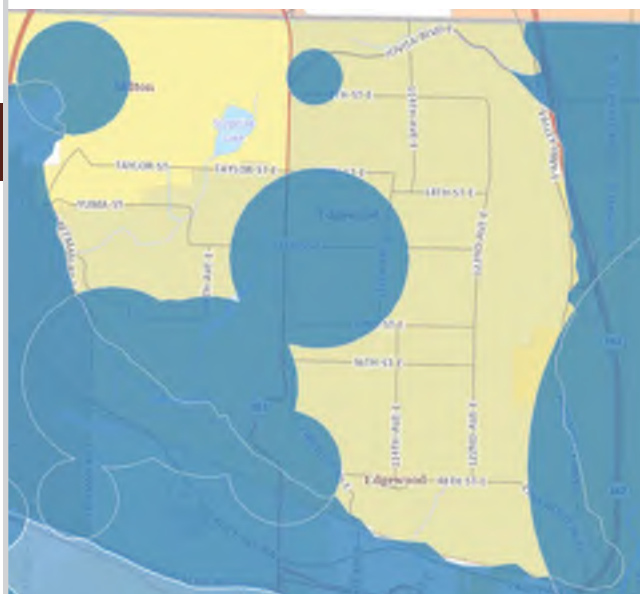
Edgewood's water supply is sourced from groundwater, which is accessed through wells that tap into local aquifers. The primary aquifer serving the area is the Redondo-Milton Channel (RMC), which extends south into the Mountain View–Edgewood region. Aquifer recharge areas—zones where rainwater infiltrates the ground to replenish aquifers—are essential to maintaining this water supply. As shown in Figure 11, the blue-shaded regions represent recharge areas within Edgewood and neighboring jurisdictions.

Edgewood is also home to naturally occurring closed depressions known as potholes. These are low-lying areas that collect water during heavy rainfall events. Because they have no engineered drainage systems,

potholes serve a dual function: they support wetland ecosystems by providing habitat for plants and wildlife, and they aid aquifer recharge by slowly allowing water to percolate into the ground.

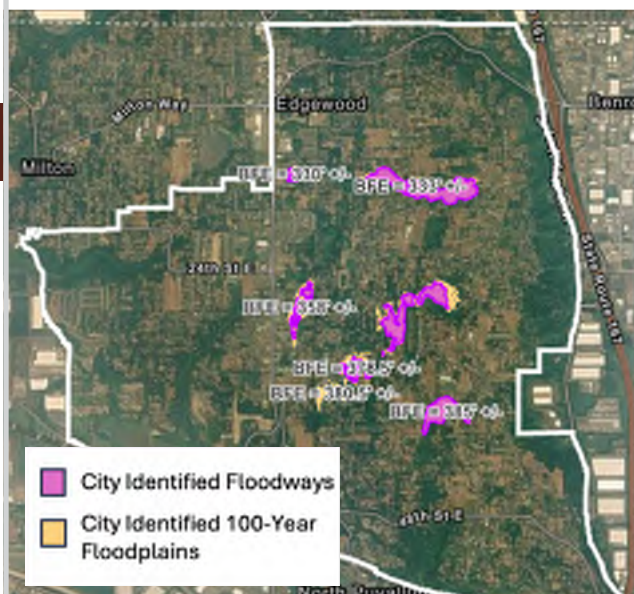
However, this slow drainage presents challenges. Water can accumulate and linger, complicating infrastructure development and land use planning. In summer months, much of the standing water in potholes is lost to evaporation, reducing the potential for aquifer recharge. With climate projections indicating an increase in extreme precipitation events, the limited drainage capacity of potholes may become a growing concern for stormwater management and groundwater sustainability.

Figure 11: Location of Aquifer Recharge Areas in Edgewood



Source: Pierce County Open Geospatial Data Portal, Aquifer Recharge Areas, <https://gisdata-piercecowa.opendata.arcgis.com/>. Accessed May 2025.

Figure 12: Potholes in Edgewood, Represented by Floodplains and Floodways



City of Edgewood GIS Web Application, City Identified Floodways and Floodplains Map, <https://edgewood-wa.maps.arcgis.com>. Accessed June 2025.

Water Resources & Ecosystems



Precipitation

Future climate projections for Edgewood indicate relatively modest changes in overall annual precipitation, but seasonal patterns are expected to shift. Under both RCP4.5 and RCP8.5 scenarios, precipitation is projected to increase slightly during the winter, spring, and fall. However, summer precipitation is projected to decline, contributing to drier soil conditions and an increased risk of seasonal drought. These seasonal imbalances could stress both natural ecosystems and the city's water supply systems.

Edgewood relies on groundwater drawn from local aquifers, and recharge is largely dependent on rainfall. According to the Mt. View–Edgewood Water Company, the number of water connections has increased from 2,500 to 3,800 over the last 35 years, reflecting significant population growth.¹² Existing water demand

projections are based on outdated estimates from 2005 and likely underestimate future water needs. As the community continues to grow, even small changes in precipitation timing and intensity could affect groundwater recharge and long-term water availability.

Natural climate variability, including El Niño and La Niña cycles, will continue to influence short-term precipitation and drought patterns. However, these fluctuations will now interact with long-term climate trends, potentially increasing the frequency and severity of extreme weather events. As a result, conserving aquifer recharge areas and maintaining natural drainage systems will be increasingly important to ensuring Edgewood's water resilience in a changing climate.

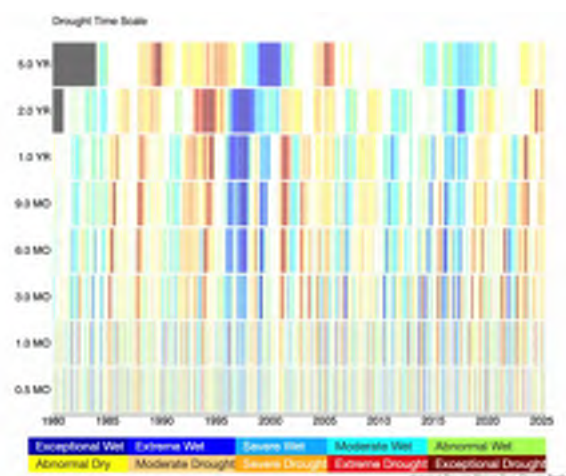
Table 1: Future Projections of Precipitation in Edgewood in Inches

RCP 4.5				
	Winter	Spring	Summer	Fall
Historic: 1971 – 2000	15.6	9.9	3.7	11.7
2040 – 2069	16.8	10	3.2	12.3
2070 – 2099	16.6	10.1	3.2	12.4

RCP 8.5				
	Winter	Spring	Summer	Fall
Historic: 1971 – 2000	15.6	9.9	3.7	11.7
2040 – 2069	16.9	10.1	3.2	12.3
2070 – 2099	17.9	10	3	12.9

Data Source: Climate Toolbox, Future Boxplots tool

Figure 13: Standardized Precipitation Index in Edgewood, 1980-2025



Source: Climate Toolbox, Historical Drought Stripes tool

12. Mike Craig, Mt View-Edgewood Water Company Personal Conversation with Measure Meant, March 20, 2025

Water Resources & Ecosystems



Mountain Reservoirs

Mount Rainier serves as a critical source of water storage for rivers that influence the greater Edgewood area, primarily through its seasonal snowpack and glacial ice. In spring and summer, melting snow and ice contribute to streamflows that support ecosystems, recreation, and downstream water users. The timing and volume of this melt are essential for maintaining reliable surface water supply throughout the year.

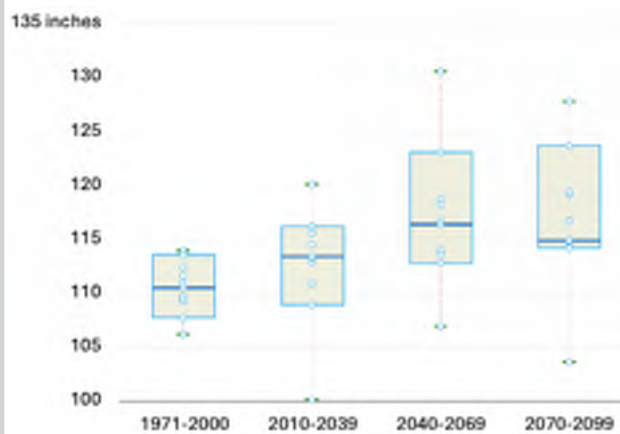
Projections indicate that the April 1st snow water equivalent (SWE)—a measure of the amount of water contained in the snowpack—at Mount Rainier may increase slightly, by about 4.4 inches by the end of the century. However, this does not reflect an increase in total precipitation. Instead, it suggests a shift in snowfall patterns, possibly driven by short-term variability or changes in storm intensity. Over the long term, warming temperatures are expected to cause more winter precipitation to fall as rain rather than snow, and to accelerate the retreat of glaciers, ultimately reducing the mountain's capacity to store water in frozen form.

This ongoing decline in snowpack has already prompted Pierce County to issue a drought advisory for its watersheds.¹³

The Puyallup River, which originates on the western slopes of Mount Rainier, relies heavily on snowmelt and glacial runoff. As snowpack diminishes and melt occurs earlier in the year, streamflow patterns are expected to shift. Projections for the Carbon River, a key tributary of the Puyallup, show that peak streamflows could occur as early as February rather than May by the end of the century. Under RCP4.5, peak flows are projected to increase by 25%, and under RCP8.5 by 38%, compared to historic averages. At the same time, summer low flows are likely to be significantly reduced.

These changes may stress aquatic ecosystems and reduce the availability of water for summer recreation and other uses.

Figure 14: April 1st Snow Water Equivalent at Mount Rainier, RCP8.5



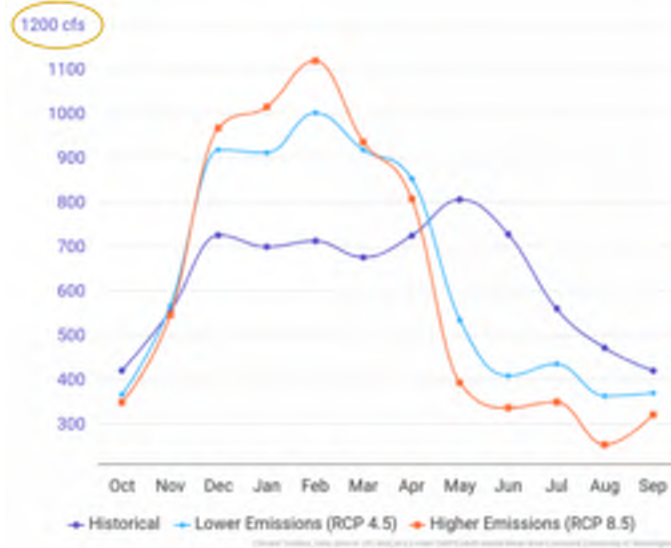
Source: Climate Toolbox, Future Boxplot tool

13. "Drought Response," Washington State Department of Ecology, n.d., <https://ecology.wa.gov/water-shorelines/water-supply/water-availability/statewide-conditions/drought-response>.

Water Resources & Ecosystems

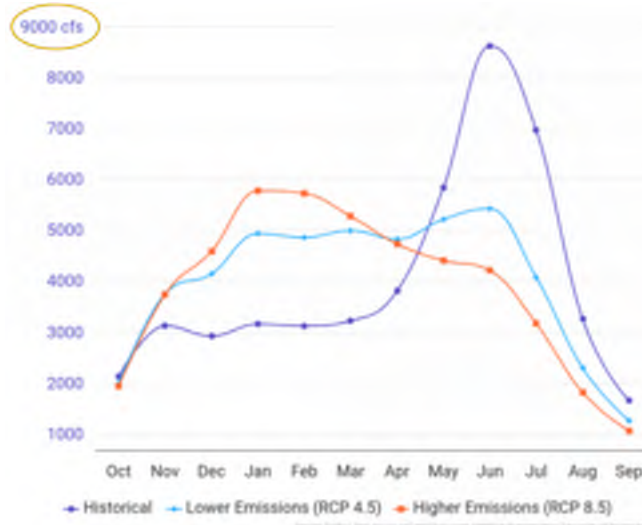


Figure 15: Projected Non-Regulated Streamflow for the Carbon River, 2070-2099 (bias-corrected)



Source: Climate Toolbox, Future Streamflows tool

Figure 16: Projected Non-Regulated Streamflow for the Puyallup River, 2070-2099 (not bias-corrected)



Source: Climate Toolbox, Future Streamflows tool

Water Resources & Ecosystems



Native Fish

Native fish species such as salmon and trout are highly sensitive to water temperature, and climate change poses a growing threat to their survival. Warmer stream temperatures can disrupt key phases of their lifecycle including spawning, migration, and reproduction.

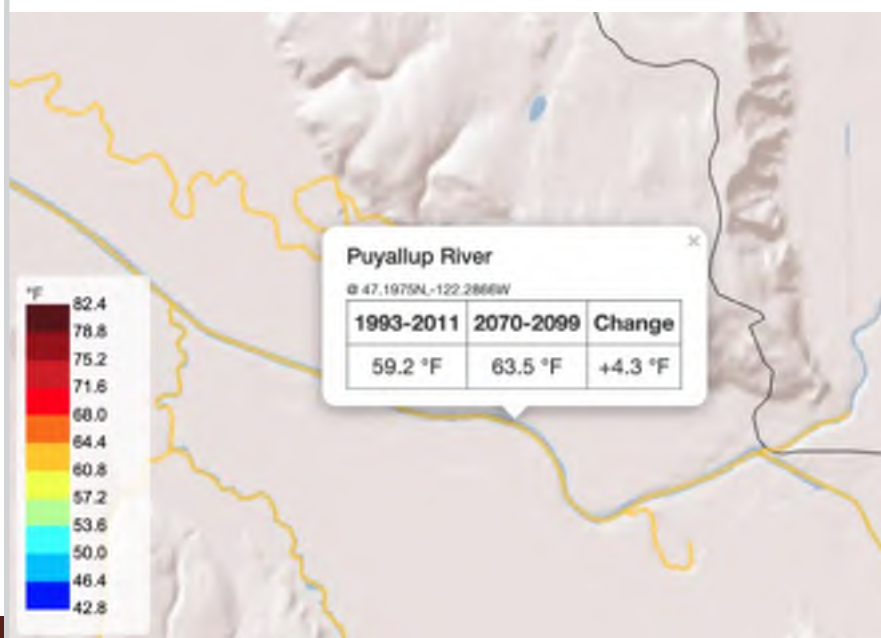
According to projections from the Tribal Climate Tool, average August stream temperatures in the Puyallup River are expected to rise from 59.2°F to 63.5°F by the end of the century, an increase of 4.3°F. This level of warming may exceed the thermal tolerance of several native fish species, potentially leading to habitat loss, reduced reproductive success, and population declines.

Given Edgewood's location within the broader Puyallup River watershed, these ecological changes could affect regional biodiversity and have cultural, economic, and environmental implications. For a more detailed

assessment of projected impacts to native fish species and potential adaptation strategies, the Puyallup Tribe's Climate Change Impact Assessment and Adaptation Options (2016) provides a comprehensive overview.¹⁴

Wapato Creek and Simon's Creek are fish-bearing streams within the City of Edgewood. These areas were not included in the scope of this report, and further research is needed to understand how climate change may affect their ecosystems.

Figure 17: Projected August Average Stream Temperature for the Puyallup River, 2070-2099 (moderate emissions)



Source: Climate Toolbox, Future Tribal Climate tool

14. Puyallup Tribe of Indians. 2016. Climate Change Impact Assessment and Adaptation Options. A collaboration of the Puyallup Tribe of Indians and Cascadia Consulting Group. https://www.puyalluptribe-nsn.gov/wp-content/uploads/PuyallupClimateChangeImpactAssessment_2016_FINAL_pages.pdf

Water Resources & Ecosystems

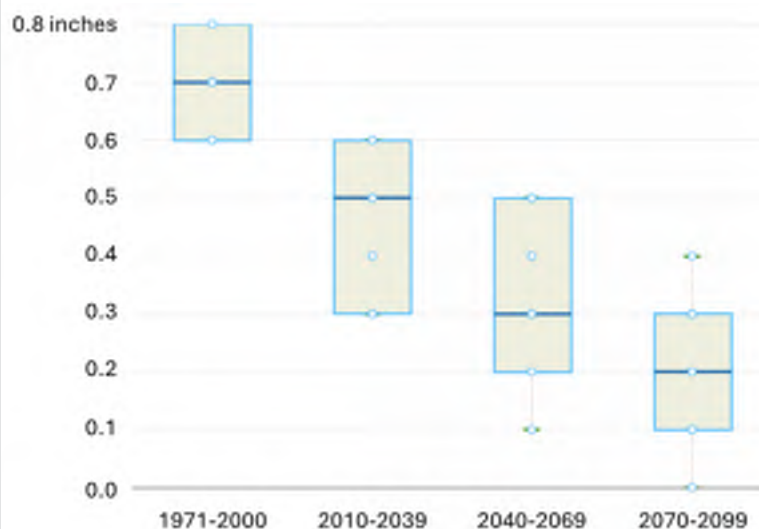


Forests

Edgewood contains approximately 20 acres of mature forests and wooded areas that provide important ecological and community benefits (see Figure 19). These forested sites play a vital role in maintaining air and water quality, supporting wildlife habitat, and reducing urban heat.

However, projected climate conditions may pose challenges to forest health. Extreme summer temperatures, combined with a decrease in summer precipitation, are expected to reduce soil moisture levels across the region. By the end of the century, soil moisture in Edgewood is projected to decline by approximately 0.5 inches (see Figure 18). This reduction may trigger ecological drought, a condition in which water deficits limit plant growth and increase forest vulnerability.

Figure 18: Summer Soil Moisture in Edgewood, RCP8.5



Source: Climate Toolbox, Future Boxplot tool

Figure 19: Inventory of Passive Open Spaces in Edgewood

FACILITY	ACRES	DEVELOPED (Y/N)	NATURAL FEATURES	CONDITION AND CAPACITY
Crawford Woods	4.57	N	Mature forest and habitat, memorial bench across the street	This site is in good condition. If developed, this park could accommodate a small interpretive loop trail.
Kempf Open Space	12.56	N	Undeveloped steep wooded site	This site is in good condition. If developed, this park could accommodate a trail.
Jovita Canyon	2.80	N	Undeveloped steep wooded site	This site is being considered for a connection between the historic Interurban Electric Railway and Jovita Boulevard along the future Interurban Trail connection.

Source: The Edgewood Comprehensive Plan, <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>

Forests in and around Edgewood, including Crawford Woods in the city's northeast corner, may experience slower growth rates, heightened susceptibility to pests and disease, and a decline in overall ecosystem services.¹⁵ Reduced soil moisture can also elevate wildfire risk, particularly during extended periods of heat and drought. Protecting and managing these forested areas will be critical to maintaining their resilience and the benefits they provide to the community.

15. National Integrated Drought Information system; Ecosystems, accessed on May 9, 2025 <https://www.drought.gov/sectors/ecosystems>

Infrastructure



Overview

Edgewood's infrastructure—roads, bridges, utilities, stormwater systems, and buildings—forms the foundation for everyday life in the community. As the climate changes, this built environment faces increasing risk from extreme heat, intense storms, flooding, and wildfire.

Projections show that extreme precipitation events are expected to increase by 17% by mid-century and 24% by the end of the century under the high emissions scenario. Heavier rainfall could overwhelm stormwater systems, flood roadways, and damage buildings. In Edgewood, areas such as 114th Avenue East and 36th Street East, along with neighborhoods like Dechaux and Cherrywood Mobile Manor, are already at elevated risk of flooding due to limited drainage infrastructure.

Rising temperatures and more frequent heatwaves may also place additional strain on the electrical grid, as more households rely on air conditioning for cooling. Prolonged heat can degrade pavement, buckle roads, and accelerate wear on other public infrastructure.

Edgewood's transportation network is essential, particularly given the city's role as a commuter community. Infrastructure failures could limit access to work, emergency services, and supply chains. Given the scale of projected climate impacts, maintaining and upgrading Edgewood's infrastructure will require proactive planning and coordination with regional partners. Resilient infrastructure is essential not only for public safety but also for the long-term economic and social stability of the community.

Infrastructure Facts

- The City of Edgewood is 8.4 square miles and is primarily zoned for residential development.
- Most residents live in single family homes, but there are also several multi-family developments and duplexes located throughout the city.
- Commercial land use is located primarily along the Meridian Avenue corridor and include services, office space, and retail sales.¹⁶
- Critical infrastructure in Edgewood consists of transportation systems, such as highways and road systems, and water and wastewater systems.



16. City of Edgewood. "City of Edgewood Comprehensive Plan." <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>

Infrastructure



Key Findings

- Under both emissions scenarios, extreme precipitation in Edgewood is projected to increase 17% by mid-century (2040-2069) and 24% by the end of the century (2070-2099).
- By mid-century, high fire danger days are projected to increase by an average of 14 days under RCP8.5, putting property and infrastructure at risk.
- Public Safety Power Shutoffs (PSPS) may become more frequent due to extreme weather events across the state, such as wildfires and high winds.
- The risk of flooding is expected to increase throughout the century, increasing damage to roads, homes, buildings, transportation systems, and other infrastructure.



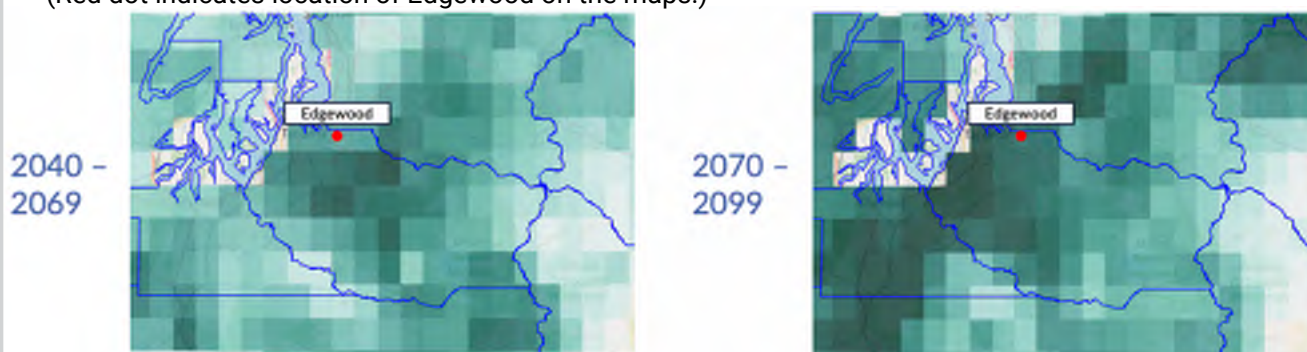


Extreme Precipitation

Edgewood has a mild climate of wet winters and cool, dry summers.¹⁷ Precipitation primarily occurs in the 8-month period from October to May, with annual average precipitation of 38.3 inches.¹⁸ Extreme precipitation is projected to increase for Edgewood throughout this century. Under RCP8.5, Edgewood is projected to see a 17% increase in 25-year storms by 2069 and a 24% increase by 2099 (see Figure 20).

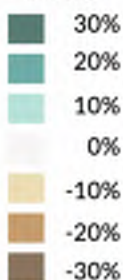
Heavy precipitation events can lead to various natural disasters such as flooding and landslides and are likely to impact local transportation systems, commuters, and city infrastructure such as buildings and roads. Stormwater and septic systems may be overwhelmed during extreme precipitation events. Increasingly dry conditions during summer months increase vulnerability to flooding, because heavy precipitation is less likely to absorb into dry soils.

Figure 20: Magnitude of Extreme Precipitation under RCP8.5.
(Red dot indicates location of Edgewood on the maps.)



Legend & Explanation

% change



The map shows the average percent change in total precipitation for a day with extreme precipitation for a future 30-year period, compared to 1980-2009. An extreme precipitation day is the maximum daily precipitation that occurs with a 25-year storm (a one in twenty-five-year storm). For example, a location with a value of 15% is expected to experience an increase in the total precipitation of the 25-year storm of 15%. Extreme precipitation events can cause flooding which may affect infrastructure and operations.

Source: Climate Mapping for a Resilient Washington, Extreme Precipitation Magnitude map

17. City of Edgewood. "City of Edgewood Comprehensive Plan." <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>

18. See above



Flood Damage

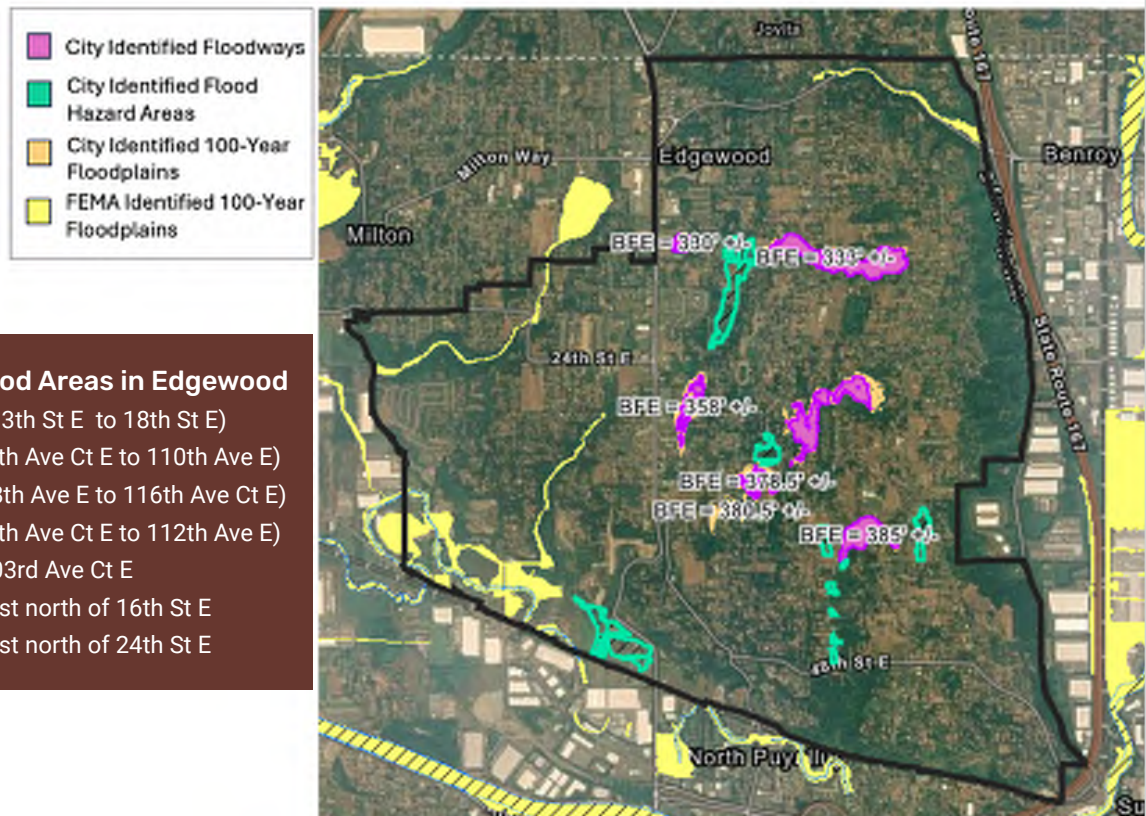
As extreme precipitation becomes more frequent and intense, Edgewood is expected to face a growing risk of localized flooding. Projections indicate a 17% increase in 25-year storm events by mid-century and a 24% increase by the end of the century under high-emissions scenarios (see Figure 20 on page 27).

Several areas in Edgewood are particularly vulnerable due to insufficient stormwater infrastructure. Roadways such as 114th Avenue East and 36th Street East, as well as neighborhoods like Dechoux and Cherrywood Mobile Manor, face higher flood risk during heavy

rainfall events. These areas may experience recurring impacts, including roadway closures, property damage, and increased maintenance demands.

Urban development can exacerbate flooding by increasing impermeable surfaces, reducing vegetation, and altering natural drainage pathways. As the city continues to grow, land use decisions that account for future precipitation trends will be critical. Integrating flood risk projections into planning and infrastructure design can help minimize damage, protect vulnerable communities, and reduce long-term recovery costs.

Figure 21: Location of city identified floodways, flood hazard areas, and 100-year floodplains



High Risk Flood Areas in Edgewood

- 114th Ave E (13th St E to 18th St E)
- 36th St E (105th Ave Ct E to 110th Ave E)
- 32nd St E (108th Ave E to 116th Ave Ct E)
- 16th St E (106th Ave Ct E to 112th Ave E)
- 29th St E @ 103rd Ave Ct E
- 110th Ave E just north of 16th St E
- 112th Ave E just north of 24th St E

Source: City of Edgewood GIS Web Application, City Identified Flood Hazard Map. <https://edgewood-wa.maps.arcgis.com>. Accessed April 2025.

Infrastructure



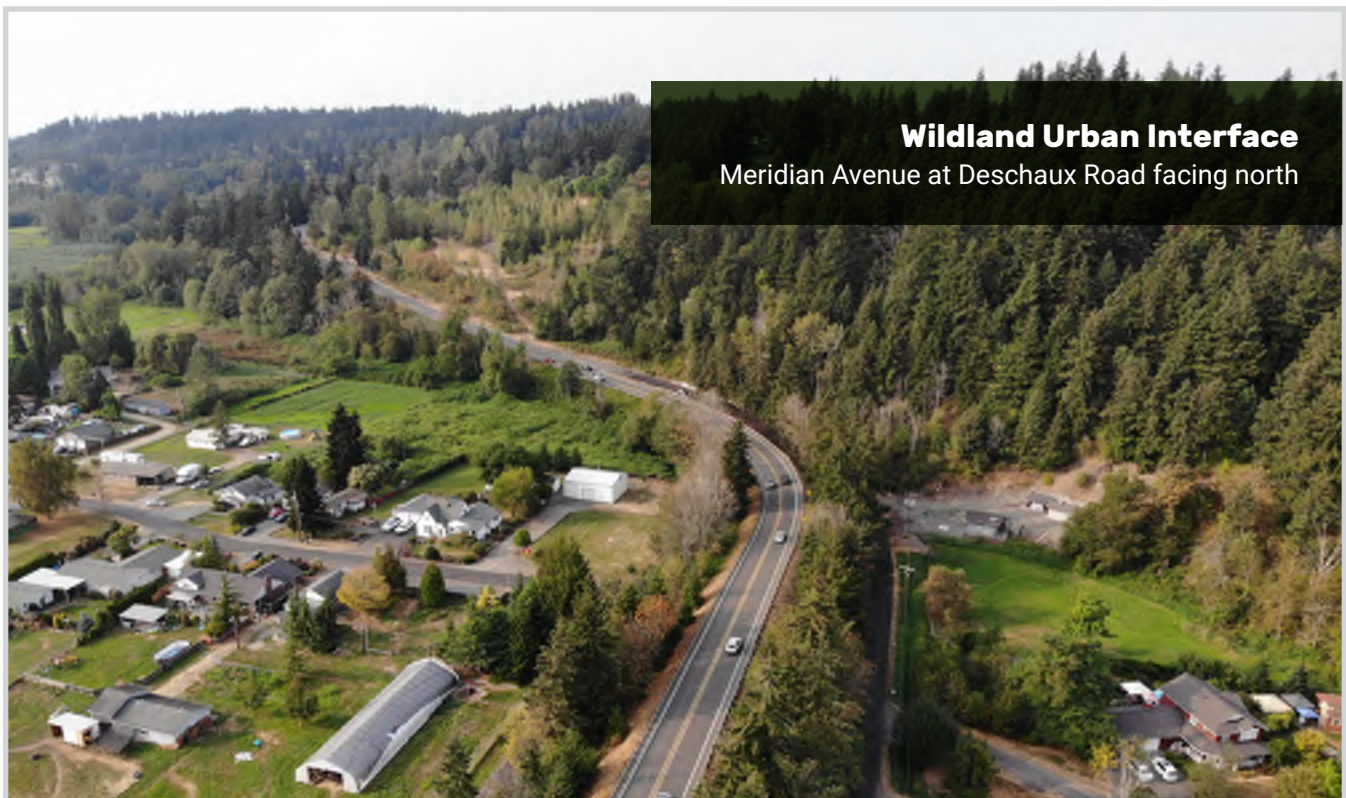
Wildland Urban Interface

The Wildland Urban Interface (WUI) refers to areas where developed land borders or is surrounded by wildlands. Within the WUI, “interface” areas are those where development borders wildland on one side, while “intermix” areas are where development is embedded within wildland on two or more sides.¹⁹

In Edgewood, a notable portion of development falls within intermix zones, as shown in yellow on the WUI map (see Figure 22 on page 30). For mapping purposes, wildlands are defined as areas with at least 50% burnable vegetation.²⁰ However, it is important to note that some areas included in the WUI map, such as wetlands, carry a lower risk of wildfire due to their moisture-rich environments.

As the number of high fire danger days continues to rise, Edgewood’s proximity to forested and vegetated areas presents an emerging threat to property, ecosystems, and public safety. Buildings and infrastructure located near flammable vegetation are at great risk for fire-related damage. While the risk of large-scale fires may currently be lower than in drier parts of the state, the city remains vulnerable—especially as fire and smoke from neighboring communities can easily spread across municipal boundaries.

As development continues, thoughtful land use planning and fire mitigation strategies in WUI areas will be essential to reducing future risk and protecting both residents and natural systems.

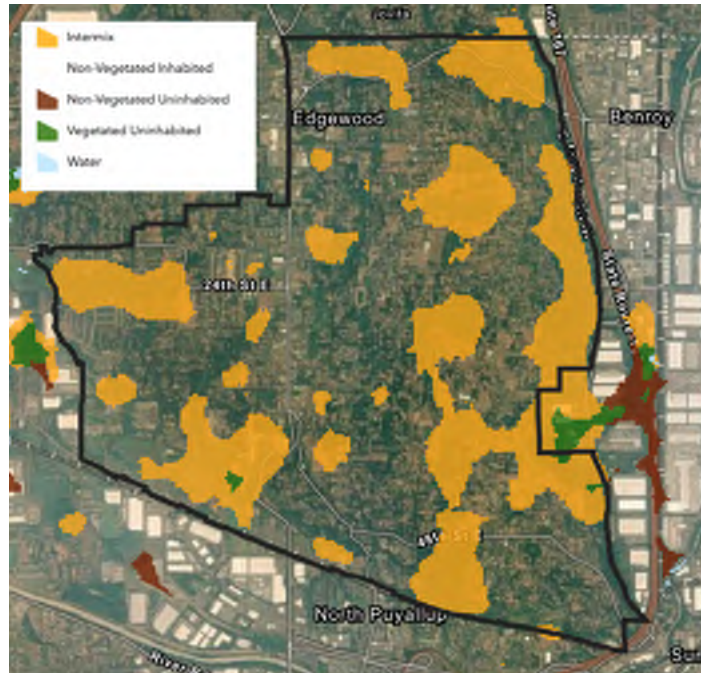


19. “The Wildland-Urban Interface,” ArcGIS StoryMaps (Forest Resilience Division & Wildland Fire Management Division, October 21, 2019), <https://storymaps.arcgis.com/stories/7016c437623a4445997c072a05e26afbb>.

20. See above



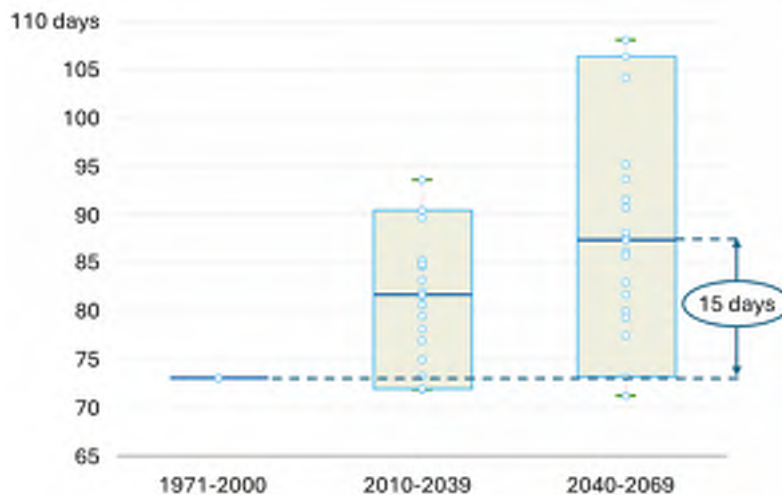
Figure 22: Wildland Urban Interface in Edgewood



Source: City of Edgewood GIS Web Application, Wildland Urban Interface Map. <https://edgewood-wa.maps.arcgis.com>. Accessed April 2025.

Figure 23: Increase in Annual High Fire Danger Days in Edgewood (RCP8.5)

The number of high fire days is expected to rise by 15 days annually in Edgewood by the middle of this century



Source: Climate Toolbox, Future Boxplot tool



Wildfire Risk to Energy Delivery Systems

High fire danger days are projected to increase in Edgewood and across the broader Pacific Northwest (see Figure 5 on page 12). As wildfire risk grows, so does the potential for disruptions to the power grid and damage to critical energy infrastructure.

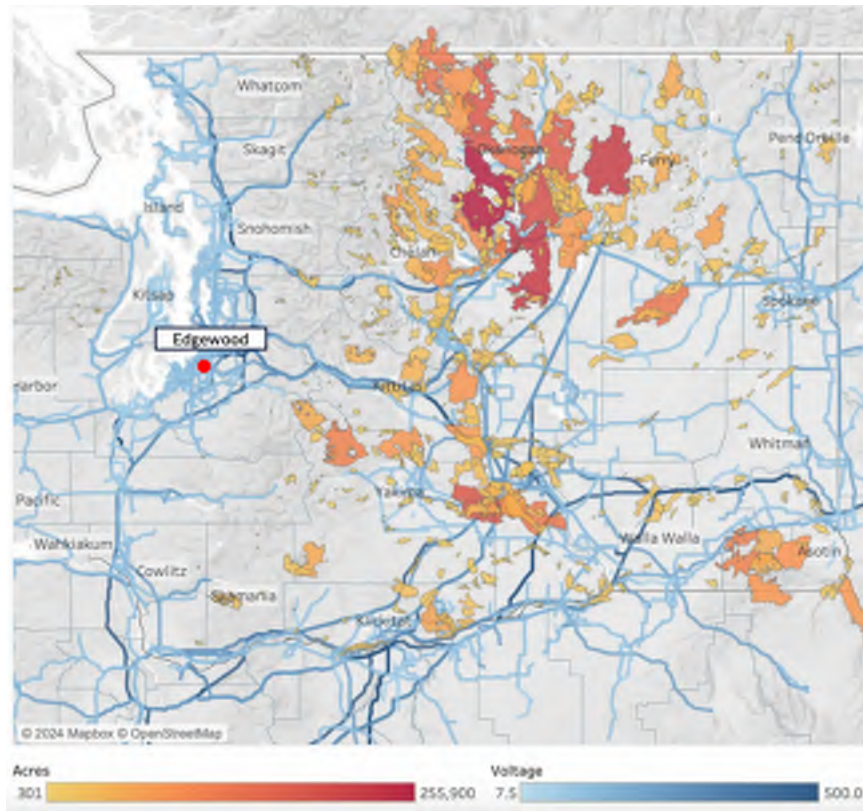
During extreme weather events, such as high winds or wildfire, Puget Sound Energy may implement Public Safety Power Shutoffs to prevent fire ignition. While these shutoffs can occur anywhere within PSE's service area, they are most likely in counties with moderate or high FEMA fire risk ratings (see Figure 24). Although Pierce County is currently classified as having a relatively low FEMA fire risk, major fires in

other regions, such as Eastern Washington, can still lead to widespread power outages across the state. Depending on the severity of the event, outages may last for several days.²¹

As wildfires become more frequent and severe across Washington, the reliability of the power grid is expected to decline, increasing the need for resilient energy systems and emergency preparedness.

Figure 24: Grid Infrastructure Cross-Reference between Historical Wildfires and FEMA Risk Rating.

PNW transmission lines and major fires (300+ acres) between 1973-2023.



Source: University of Washington Climate Risk Lab, https://foster.uw.edu/wp-content/uploads/2024/06/MSBA-2024_CRL_Final-report.pdf

21. Puget Sound Energy. "Public Safety Power Shutoff (PSPS)." <https://www.pse.com/en/pages/Wildfire-prevention/Public-Safety-Power-Shutoff>



Heat Island Effect

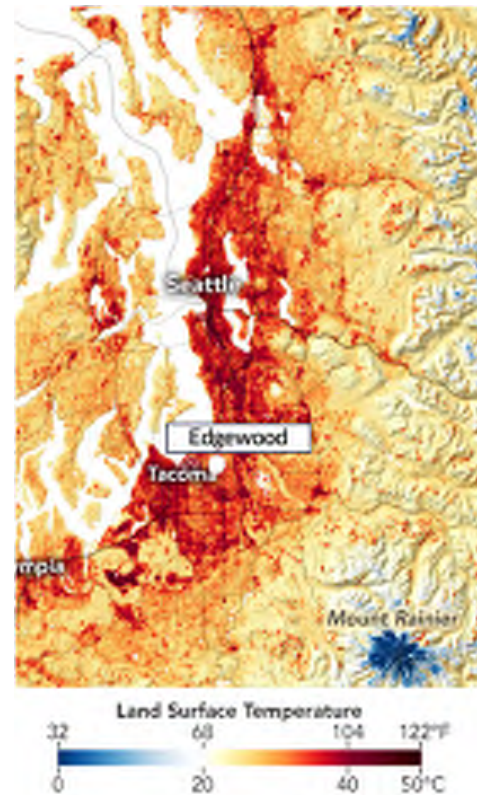
The urban heat island effect occurs when certain neighborhoods within a city experience significantly higher temperatures than others due to a lack of vegetation and an abundance of heat-retaining surfaces like pavement and buildings. Areas with less tree canopy and more impervious surfaces can be several degrees warmer than greener, more shaded neighborhoods nearby. These temperature variances are typically 1–7°F hotter during the day and 2–5°F hotter at night.²²

This effect is intensified during extreme heat events and is expected to worsen as average temperatures rise due to climate change. Prolonged and elevated temperatures increase demand for air conditioning, placing added stress on the electrical grid and driving up energy use. Higher surface temperatures also accelerate the deterioration of infrastructure, including roads and bridges, leading to increased maintenance costs for both households and local governments.

Importantly, the heat island effect does not impact all communities equally. Neighborhoods with fewer trees, limited green space, and more paved surfaces, often in low-income areas, are more exposed to excessive heat. This exacerbates existing health and economic disparities, as these residents are more likely to experience heat-related illness and face higher energy bills, with fewer resources available to cope with rising costs and health risks.

Addressing the urban heat island effect through strategies such as increased tree canopy, green infrastructure, and reflective building materials can help reduce heat exposure and promote greater equity in climate resilience.

Figure 25: Land Surface Temperatures on June 25, 2021, during the Heat Dome.



Source: Climate Hubs – U.S. Department of Agriculture. “Urban Heat Islands in the Northwest.” <https://www.climatehubs.usda.gov/hubs/northwest/topic/urban-heat-islands-northwest#:~:text=Weather%20and%20geography,Credit:%20Environmental%20Protection%20Agency>

22. Climate Hubs – U.S. Department of Agriculture. “Urban Heat Islands in the Northwest.” <https://www.climatehubs.usda.gov/hubs/northwest/topic/urban-heat-islands-northwest#:~:text=Weather%20and%20geography,Credit:%20Environmental%20Protection%20Agency>

Economic Impacts



Overview

Edgewood's economy is primarily supported by the construction, education, finance, insurance, and real estate sectors. As climate change intensifies, these industries will face both risks and opportunities that may affect long-term economic stability.

Construction may see increased demand due to the need for repairs following extreme weather events such as floods or wildfires. However, high temperatures and declining air quality could impact worker safety and reduce productivity, while rising costs for building materials may slow new development. These pressures could place additional financial burdens on both developers and residents.

The finance, insurance, and real estate sectors may appear less directly impacted by climate change, but shifts in the insurance industry suggest growing exposure. Across the country, insurance carriers are reevaluating their coverage models, with some scaling back or exiting high-risk markets altogether.

In Edgewood, this could result in higher premiums or limited access to homeowners and business insurance. These trends are especially concerning for vulnerable groups, such as low-income residents, who are less likely to carry adequate insurance and may lack the financial resources to recover from climate-related property damage.

Attracting new businesses may also become more difficult if climate risks are not adequately addressed. Companies that prioritize risk management may scrutinize how Edgewood prepares for and responds to climate hazards, particularly regarding infrastructure and supply chain reliability.

While Edgewood continues to experience steady growth in population and development, this momentum may mask underlying risks. Without proactive planning and investment in resilience, extreme weather could lead to costly damage, slow recovery efforts, and widen economic disparities across the community.



Industrial Development
South of Edgewood

Economic Impacts



Economic Impact Facts

- Since 2010 Edgewood has grown by 40% and is currently known as the second fastest growing city in the Puget Sound Region.²³
- The median household income in Edgewood is \$114,342 compared to the state average of \$94,605.²⁴
- In March of 2025, the median home value in Edgewood was \$715,000 compared to the state average of \$560,000.²⁵
- Most Edgewood residents leave Edgewood city limits for work, commuting to Seattle, Tacoma, and other locations in the region. Only 1.7% of employed residents remain in Edgewood for work or work remotely.²⁶
- In 2022 Edgewood housed 1,867 jobs, growing by over 50% from 2010.²⁷
- Within the next 20 years it is anticipated that finance, insurance, and real estate, construction, and education will continue to grow and be the largest economic sectors.

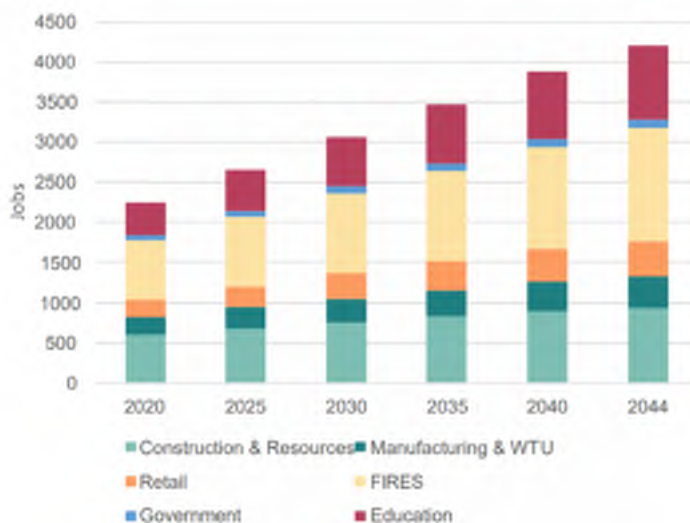


Figure 26: Demographic Information for the City of Edgewood.



Source: U.S. Census Bureau, "Edgewood City, Washington Profile," https://data.census.gov/profile/Edgewood_city,_Washington?g=160XX00US5320645. Accessed March 2025

Figure 27: Growth Projection by Sector Employment



Source: City of Edgewood Comprehensive Plan. <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>.

23. Edgewood Washington, "Economic Development", <https://wa-edgewood.civicplus.com/329/Economic-Development>

24. U.S. Census Bureau, "Edgewood City, Washington Profile," https://data.census.gov/profile/Edgewood_city,_Washington?g=160XX00US5320645, accessed on March 25, 2025.

25. "Edgewood, WA Housing Market," Redfin.com, accessed May 7, 2025, <https://www.redfin.com/city/5334/WA/Edgewood/housing-market>.

26. City of Edgewood Comprehensive Plan. <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>

27. See Above

Economic Impacts



Key Climate Impacts

- Extreme heat and increased wildfire smoke may decrease productivity of outdoor workers potentially increasing costs for employers.
- Insurance premiums are likely to rise due to increased risk of climate hazards at the local and national levels.
- Housing shortages may be exacerbated as people move to Edgewood from places made less desirable by climate change.
- Hotter summer temperatures are likely to increase use of electricity for cooling, resulting in increased costs for households and businesses.
- Global supply chains are likely to be disrupted with increasing extreme weather events around the world.



Economic Impacts



Industry Impacts – Construction

There are both opportunities and risks for the construction industry under a changing climate. Retrofitting and rebuilding after extreme events creates economic opportunity in this sector. However, as high heat and smoke events become more common, summertime work hours may be limited for outdoor workers to ensure safe working conditions and to comply with Washington State law. Washington State Department of Labor & Industries requires frequent

breaks and access to water and shade for outdoor workers to ensure safer working conditions in high temperatures.

Extreme heat and increased precipitation intensity may increase the rate at which materials degrade and increase the need for retrofitting existing infrastructure. Increased maintenance may be required on both new and existing buildings and roads.

Table 2: Washington State Department of Labor & Industries Outdoor Heat Exposure Rules

$\geq 90^{\circ}\text{F}$	$\geq 100^{\circ}\text{F}$
10-minute of paid rest period every two hours	15-minutes of paid rest every hour

Source: Washington State Department of Labor & Industries. "Permanent Changes to Outdoor Heat Exposure Rules". <https://lni.wa.gov/forms-publications/F417-300-000.pdf>

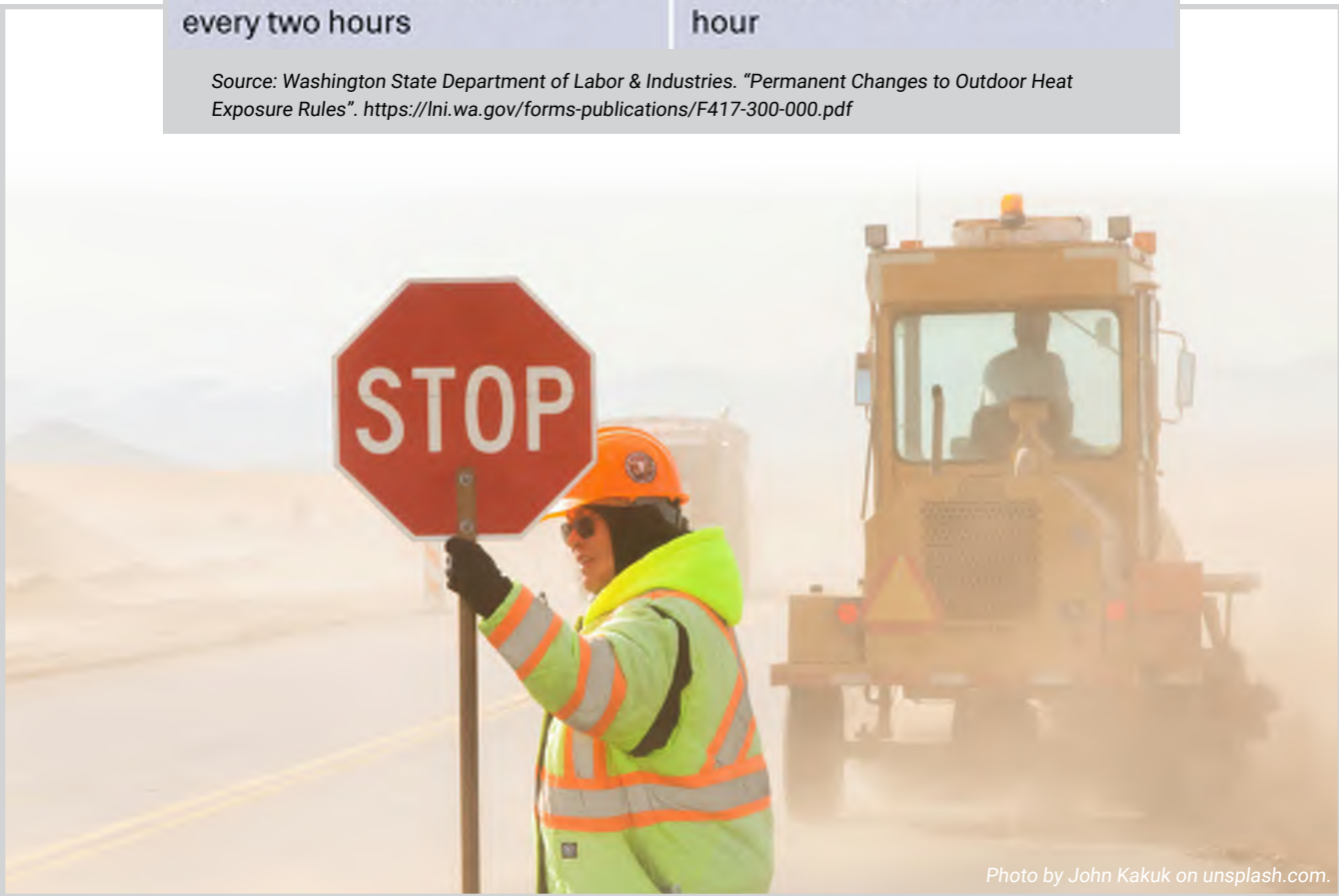


Photo by John Kakuk on unsplash.com.

Economic Impacts



“

Damage to supply chain networks caused by climate change reverberates through people's livelihoods and investments in ways that threaten quality of life and security, often in lasting and inequitable ways. Coordinated efforts can mediate impacts and help communities and companies adapt to these large, interconnected, and recurring risks. However, the pace, scale, and scope of efforts that have been undertaken to transform supply chains are not yet sufficient to meet either current or expected disruptions and costs.

”

- Fifth National Climate Assessment

U.S. Global Change Research Program, Washington, DC, USA. <https://doi.org/10.7930/NCA5.2023.F4>

Economic Impacts



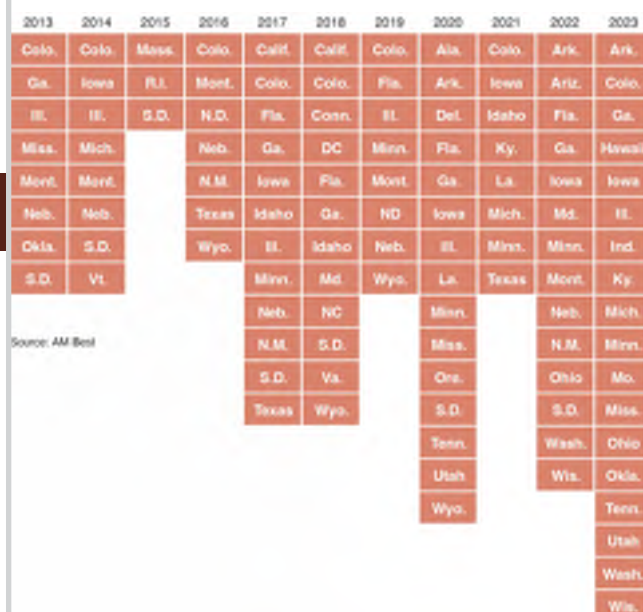
Industry Impacts – Finance, Insurance, and Real Estate

The finance, insurance, and real estate industries are increasingly exposed to the effects of climate change, with hazards such as flooding and wildfire influencing property values, mortgage lending, and insurance availability. While Edgewood currently benefits from a relatively mild climate, this could make the city more attractive to people relocating from areas facing more severe climate risks, such as hurricanes, sea level rise, and prolonged drought. An influx of new residents may increase demand for housing, potentially exacerbating shortages and driving up costs in Edgewood and surrounding communities.

Nationwide, insurance carriers are reevaluating their exposure to climate risks. Premiums are rising in high-risk areas, and some insurers have begun limiting or withdrawing coverage altogether. Although Edgewood may not face the most severe climate threats, residents could still be affected by broader trends in the insurance market, especially if state- or region-wide risks increase. In the future, homeowners in areas of Edgewood vulnerable to flooding or wildfire may find it more difficult to secure affordable coverage, which could reduce the marketability and long-term value of those properties.

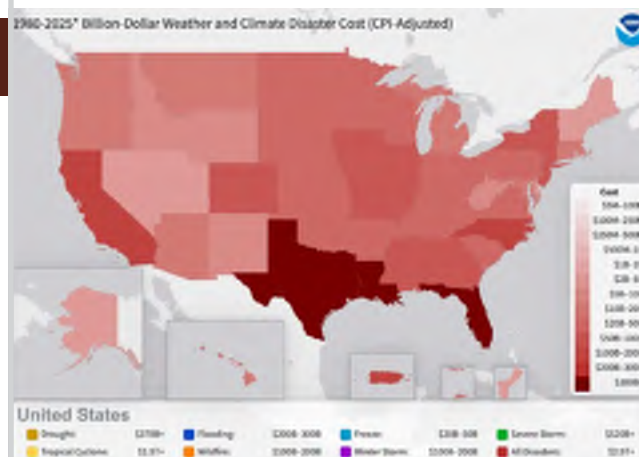
These dynamics suggest that climate change will influence the real estate sector not only through direct environmental impacts, but also through financial and policy shifts. Understanding and anticipating these changes will be important for maintaining a stable and resilient housing market.

Figure 28: States Where Homeowners Insurance Was Unprofitable



Source: Flavelle, Christopher, and Mira Rojanasakul. "As Insurers around the U.S. Bleed Cash from Climate Shocks, Homeowners Lose." WLRN. WLRN, May 27, 2024. <https://www.wlrn.org/business/2024-05-27/as-insurers-around-the-u-s-bleed-cash-from-climate-shocks-homeowners-lose>

Figure 29: U.S. Billion-Dollar Weather & Climate Disasters



Source: NOAA National Centers for Environmental Information (NCEI) U.S. Billion-Dollar Weather and Climate Disasters (2025). <https://www.ncei.noaa.gov/access/billions/>, DOI: 10.25921/stkw-7w73

Economic Impacts

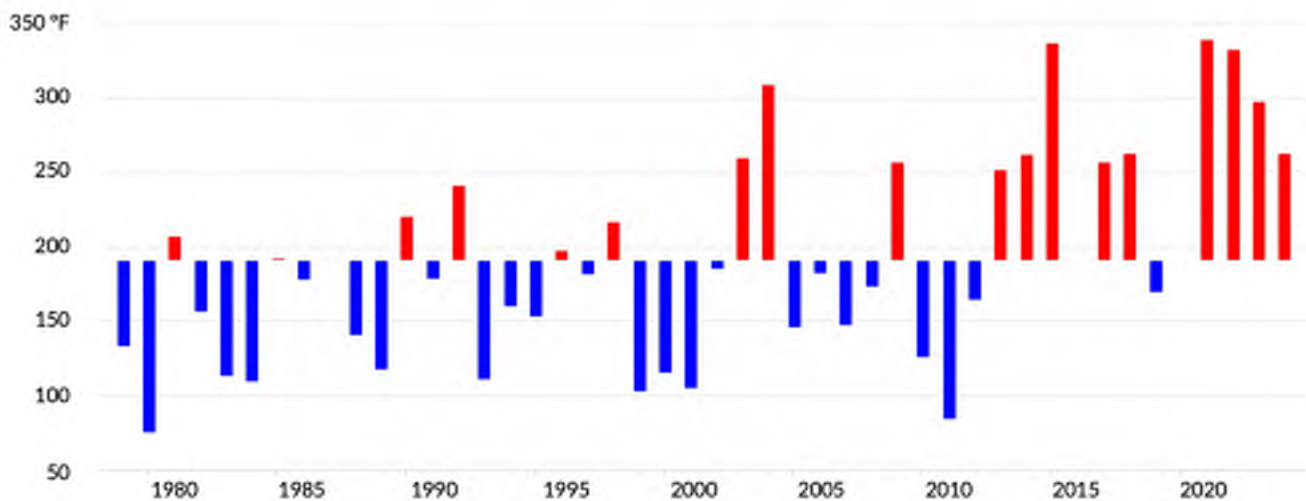


Household Impact – Cooling Degree Days

Cooling Degree Days (CDD) is a metric used to estimate the demand for energy needed to cool indoor spaces. CDD is calculated by measuring how many degrees the average daily temperature exceeds a baseline of 65°F. For example, if the average temperature on a given day is 80°F, that day would count as 15 cooling degree days.

The total CDD over the course of a year reflects the overall need for air conditioning. As temperatures rise and extreme heat becomes more frequent, the CDD increases. A higher CDD indicates greater energy use for cooling, which can lead to higher utility bills for residents. In response to increased heat, households may also need to invest in more robust air conditioning systems or other cooling infrastructure to stay comfortable and safe during hotter months.

Figure 30: Annual Cooling Degree Days in Edgewood, 1979-2024



Source: Climate Toolbox, Historical Climate Tracker tool

Economic Impacts



Household Impact – Flood Risk

Overall, the 30-year flood risk in Edgewood is lower than in surrounding areas. According to First Street, a national nonprofit that uses climate data to evaluate financial risk, the percentage of residential properties at risk of flooding over the next thirty years is 7.3% in Edgewood compared to 48.3% in nearby Puyallup (see Figure 31).

However, there are areas within the city limits that have significantly higher risk than the city overall. For example, homes within the Cherrywood Mobile Manor development have a 63% risk of flooding within the next 30 years (see Figure 32).

Figure 31: Percentage of Residential Properties at Risk of Flooding

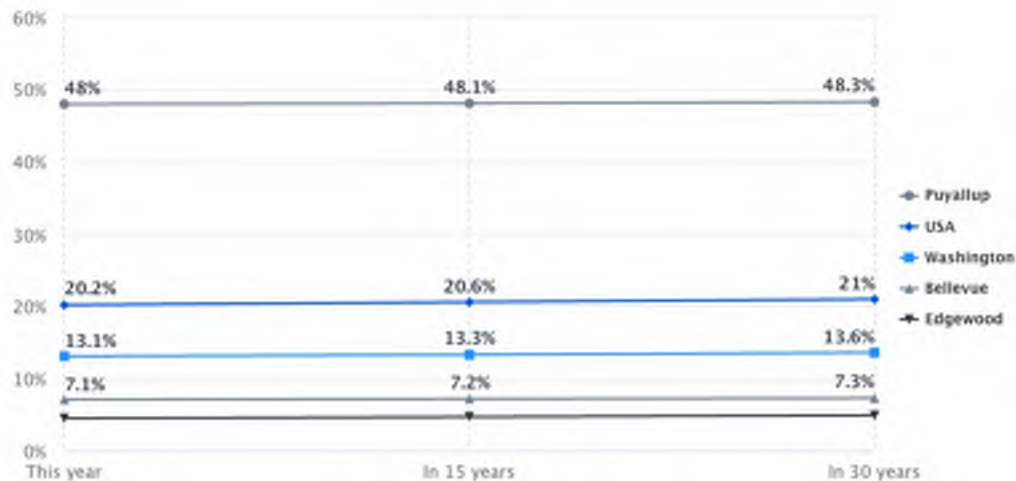
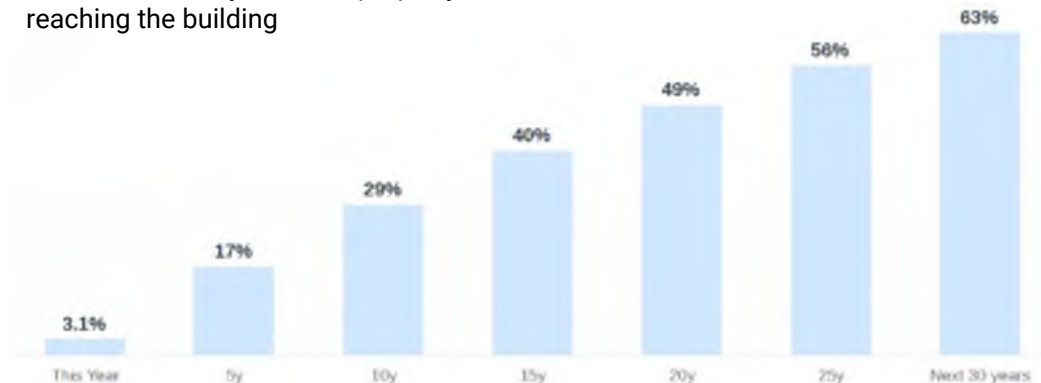


Figure 32: Future flood risk of property located inside Cherrywood Mobile Manor over the next 30 years shown as a percent increase from historic averages. Over the next 30 years, this property has a 63% chance of 1 inch of flood water reaching the building



Figures 31 & 32. First Street Foundation. "First Street Foundation Property Level Flood Risk Statistics V1.3". Zenodo, October 11, 2021. <https://doi.org/10.5281/zenodo.5768332>. Accessed on 4/26/25 Environmental risk data is provided by First Street™. First Street models are designed to approximate risk and not intended to include all possible scenarios.

Economic Impacts



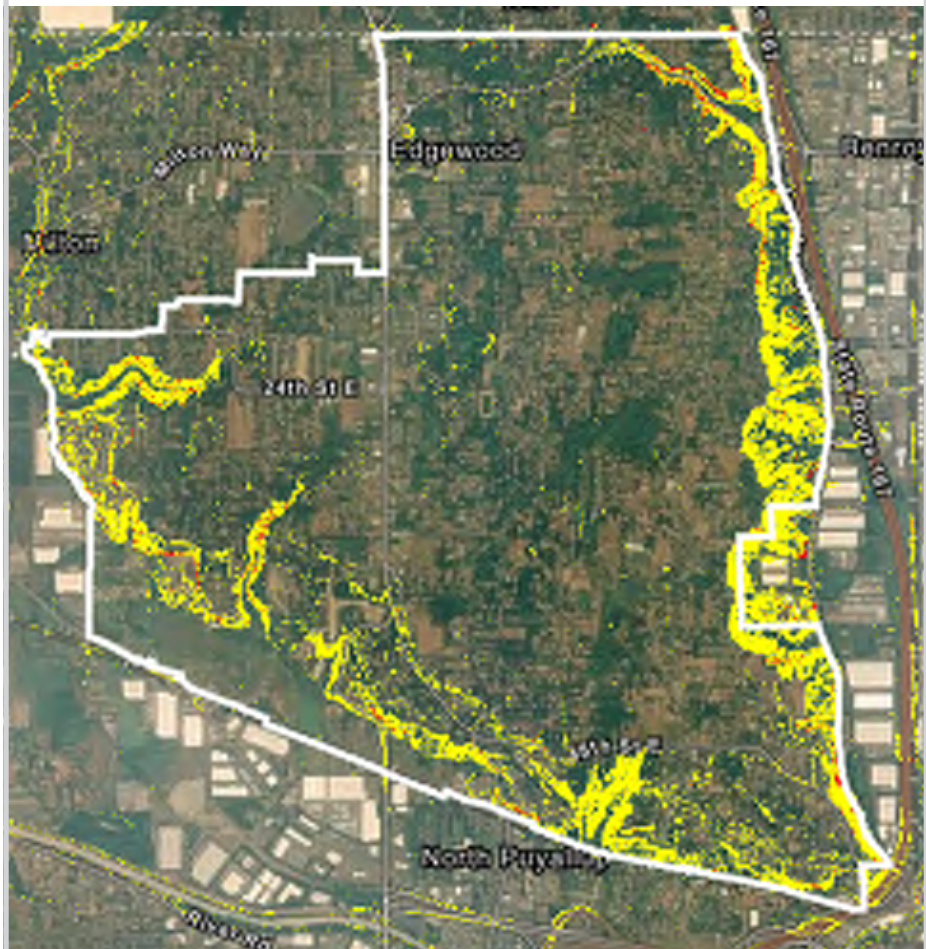
Household Impact – Landslide Risk

Edgewood's topography includes several steep hillsides, particularly along the western and southeastern edges of the city, where erosion and landslide hazards are already present. As climate change leads to more frequent and intense heavy rainfall events throughout the 21st century, these high-risk areas are expected to face an increased likelihood of slope instability and landslides.

For households in or near these areas, the economic implications include potential costs related to property repairs, erosion control, and insurance premiums. Proactive measures, such as land-use planning, stormwater management, and slope stabilization, will be essential to reducing future damage and financial burden for homeowners.

The map highlights areas most susceptible to erosion and landslides, which tend to align with steep gradients and stream-adjacent slopes (see Figure 33). Homes and infrastructure located near these zones may experience greater risk of property damage, increased maintenance costs, or limited access during and after major storm events. These risks can also affect property values and insurability, particularly in neighborhoods where hazard zones intersect with residential development.

Figure 33: Erosion and Landslide Risk Areas in Edgewood



Source: City of Edgewood GIS Web Application, Erosion and Landslide Hazard Area Map.
<https://edgewood-wa.maps.arcgis.com>. Accessed May 2025.

At-Risk Communities



Overview

Climate change will worsen existing disparities in Edgewood. While everyone is impacted by climate change, some groups of people and populations are at greater risk. Climate change is often described as a threat multiplier, meaning that climate impacts increase individual risk by adding onto existing disparities.

The at-risk population includes children, seniors, underhoused and low-income individuals and families, and people of color. It also includes groups that may not immediately come to mind as being at-risk groups like outdoor workers, first responders, and farmers. These populations have increased exposure and are likely to be disproportionately impacted.

Edgewood is more affluent than most communities in the State of Washington – residents have higher incomes, more education, and better healthcare coverage on average. As a result, the at-risk community in the city may be smaller and perhaps less visible, but the impacts will be no less significant on individuals and families compared to other communities.

Bankrate reports that nearly 60% of Americans in 2025 do not have enough savings to cover an unexpected \$1,000 emergency expense.²⁸ This could mean that residents may not have sufficient resources to cover property damage from extreme weather or pay the cost of healthcare events resulting from extreme temperatures. It may also mean they have limited resources to pay for cooling during hot summer months.

Support can include increasing shade in public places, providing access to cooling centers, and making citizens aware of available resources. In other cases, support might include providing energy assistance or establishing services directed at underserved and at-risk communities.

An easy first-step is ensuring that people in these communities have input into climate planning.

Table 3: Communities that are Disproportionately Exposed and Disproportionately Impacted by Climate Change

Disproportionately Exposed	Disproportionately Impacted
Children	Children
Outdoor workers	Seniors
Farmers	People with pre-existing health conditions
Low-income	People with disabilities
First Responders	Health Care workers & Emergency Personnel
Underhoused individuals	Low-income
People & communities of color	Non-English speakers
	People & communities of color

28. Bankrate, "Americans Backtrack: Just 41% Say They Could Pay A \$1,000 Emergency Expense From Their Savings" (2025) <https://www.bankrate.com/f/102997/x/1c82ee6b93/january-fsp-press-release-final.pdf>

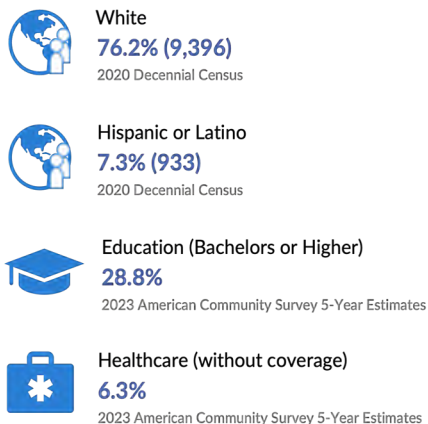
At-Risk Communities

At Risk Communities Facts

- Most of the City's population classifies as white, at about 76%.²⁹ Other racial identities in the City include, Native Hawaiian or Other Pacific Islander; Alaska Native; Asian; and Black or African American.
- In Edgewood 28.8% of the residents have a bachelors degree or higher and 25.3% have a high school degree or equivalent.³⁰ Additionally, 24.3% of households speak a language other than English.³¹
- The poverty rate in Edgewood (4.7%) is lower than the Washington State average (10.3%).³² In Edgewood, 6.3% of the population live without healthcare coverage.³³



Figure 34: Demographics of Edgewood's Residents.



Source. U.S. Census Bureau, "Edgewood City, Washington Profile," https://data.census.gov/profile/Edgewood_city_Washington?g=160XX00US5320645. Accessed March 2025.

Key Climate Impacts

- A high portion of Edgewood residents are exposed to airborne particulates from diesel pollution. Many of those residents are also experiencing additional disparities including income constraints, pre-existing health conditions, and increased flood risk.
- Edgewood ranks high for environmental burden, meaning Edgewood residents are currently exposed to elevated levels of pollution and hazardous waste.
- Asthma rates and cancer diagnoses are prevalent for residents in Edgewood. Increased heat and smoke will further exacerbate existing health disparities.

29. U.S. Census Bureau, "Edgewood City, Washington Profile," https://data.census.gov/profile/Edgewood_city_Washington?g=160XX00US5320645. Accessed March 2025

30. See Above

31. See Above

32. See Above

33. See Above

At-Risk Communities



Proximity to Pollution

The Washington Tracking Network, developed by the Washington State Department of Health, provides publicly accessible data on a wide range of public health indicators. Its mapping tool presents various indices on a scale from 1 to 10, where 1 represents the lowest level of concern (lightest color) and 10 represents the highest (darkest color).

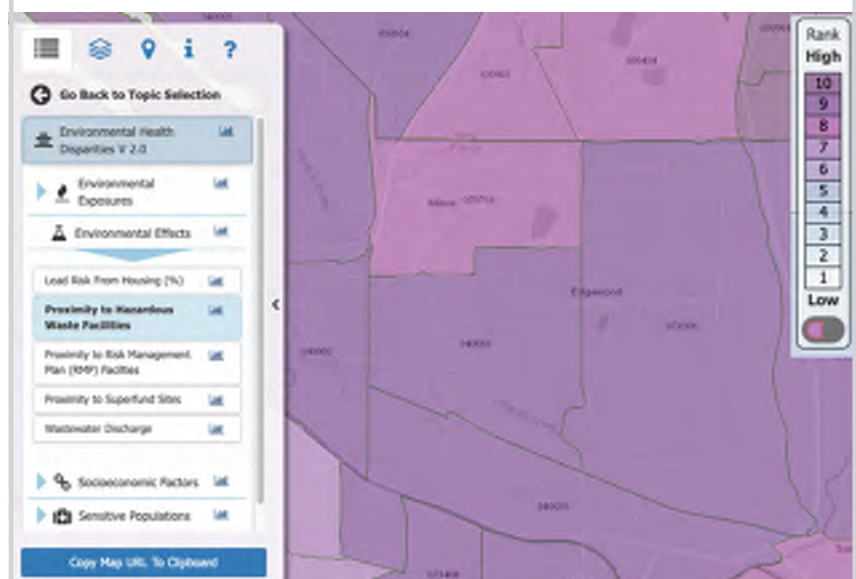
For this report, several key indices were examined, including Environmental Health Disparities, the Social Vulnerability Index, and Health Disparities. Two environmental exposure metrics in particular highlight elevated risks for Edgewood residents.

First, both of Edgewood's census tracts score a 9 out of 10 in proximity to hazardous waste facilities (see Figure 35). This indicates that all residents live near one or more facilities, increasing the potential risk of exposure in the event of a spill, leak, or accident.

Second, exposure to air pollution from vehicle traffic is notably high. The western census tract ranks a 10—placing it among the most heavily impacted areas in the state for traffic-related air pollution. The eastern tract ranks an 8, which also indicates a high level of exposure (see Figure 36 on page 45).

These findings underscore the importance of addressing environmental health risks in Edgewood, particularly for residents living near major roadways or industrial areas. Reducing exposure to pollution and enhancing monitoring in high-risk areas will be essential for improving community health outcomes.

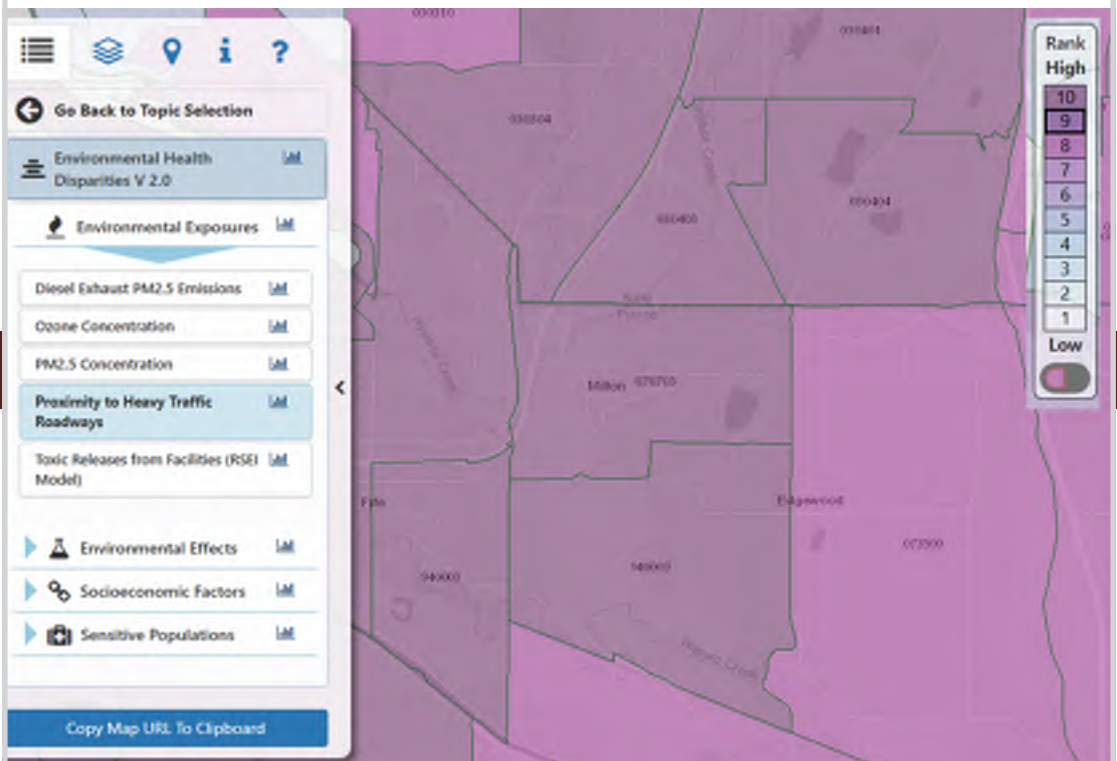
Figure 35: Census Tracts Ranking at 9 in Proximity to Hazardous Waste Facilities



Source: Washington State Department of Health. Washington Environmental Health Disparities Map. <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>. Accessed April 2025.

At-Risk Communities

Figure 36: Census Tracts that Rank Highest for Proximity to Heavy Roadway Traffic



Source: Washington State Department of Health. Washington Environmental Health Disparities Map. <https://fortress.wa.gov/doh/wtnibl/WTNIBL/> . Accessed April 2025.



Flooded Roadway
114th Ave E just north of 18th St E

At-Risk Communities

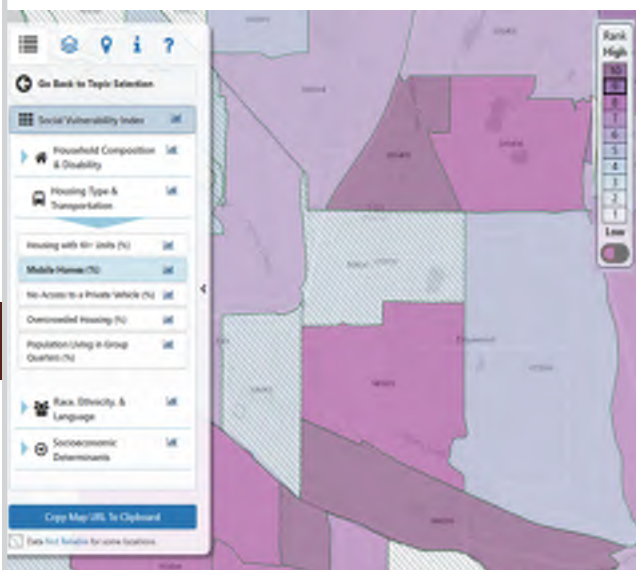


High-risk Housing

People are facing multiple climate and environmental exposures at any given time. Figure 37 shows that the census tract in Western Edgewood has a high percentage of mobile homes. That same census tract is at higher risk of air pollution due to proximity to heavy traffic roadways and includes areas identified by FEMA to be within a 100-year floodplain (see Figure 38).

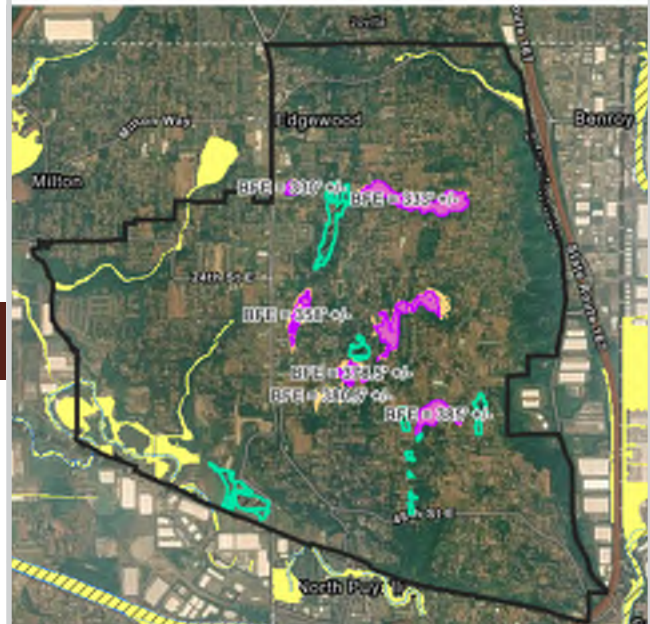
For example, the Cherrywood Manor Mobile Home Park is located in this area with higher exposure to air pollutants and a higher risk of flooding compared to other neighborhoods in Edgewood. This community is facing multiple exposures and may have fewer resources available to mitigate risk.

Figure 37: Census Tracts with the Highest Proportions of Mobile Homes



Source: Washington State Department of Health. Washington Environmental Health Disparities Map. <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>. Accessed April 2025.

Figure 38: FEMA 100-year Floodplains in Edgewood (also see Figure 21 on page 28)



Source: City of Edgewood GIS Web Application, FEMA 100-year Floodplain. <https://edgewood-wa.maps.arcgis.com>. Accessed April 2025.

At-Risk Communities



Pre-existing Health Conditions

The U.S. Centers for Disease Control (CDC) defines highly burdened census tracts as those that rank at or above the 75th percentile for the overall Environmental Justice Index (EJI). The EJI is a combination of the percentile ranks for environmental burden, social vulnerability, and health vulnerability metrics for a given census tract. Though none of the three census tracts in the City of Edgewood qualify as highly burdened for the overall EJI, each tract qualifies as highly burdened for at least one health metric. All three census tracts rank above the 75th percentile for prevalence of asthma rates amongst residents (see red cells in Table 4). One census tract also ranks above the 75th percentile for prevalence of cancer diagnoses.

Figure 39: Locations of the U.S. Census Tracts in Edgewood

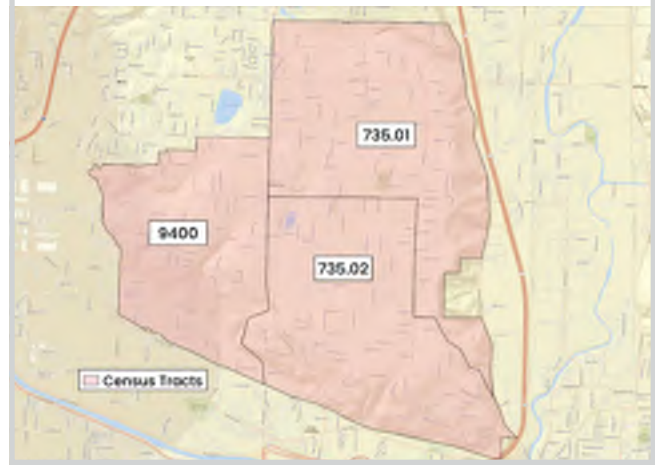


Table 4: CDC EJI and Health Indicator Data for the Census Tracts in Edgewood, WA. Red cells are those with high prevalence of a given indicator.

Census Tract #	Location	Population	Overall EJI Percentile	Asthma Rate Percentile	Chronic Heart Disease Percentile	Cancer Percentile	Diabetes Percentile	Mental Health Percentile
735.01	NE Edgewood	4,639	49 th	87 th	25 th	79 th	20 th	52 nd
735.02	S Edgewood	4,514	56 th	87 th	35 th	56 th	17 th	61 st
9400	W of Meridian Ave	3,684	54 th	77 th	31 st	62 nd	24 th	45 th

Source: EJI Explorer. <https://www.atsdr.cdc.gov/place-health/php/eji/eji-explorer.html>

People with preexisting health conditions are often disproportionately impacted by climate hazards. In Edgewood, poor air quality is already a persistent issue due to tailpipe emissions from nearby I-5, SR-161, and SR-167, as well as industrial pollution from the Puyallup River Valley and the Port of Tacoma. These constant sources of air pollution contribute to elevated rates of respiratory illness. As wildfire smoke events become more frequent and intense, they are likely to compound these existing air quality challenges, further aggravating respiratory conditions and increasing the risk of hospitalization for individuals with cardiovascular disease or diabetes. For residents who face barriers to medical treatment or emergency care, these overlapping exposures may significantly raise the risk of severe health outcomes or mortality.

Conclusions & Recommendations



Conclusion & Recommendations

Conclusion

The effects of climate change in Edgewood are already unfolding and are expected to intensify over the coming decades, reshaping the city's health, environment, infrastructure, and economy. Rising temperatures, increased wildfire smoke, and shifting precipitation patterns pose significant risks to public health—especially for vulnerable populations such as children, seniors, and individuals with pre-existing conditions. The city's infrastructure, including transportation routes, power systems, and emergency services, faces increasing strain from more frequent extreme weather events and heightened flood risk. At the same time, water resources and natural ecosystems are under pressure from prolonged droughts, declining snowpack, and reduced soil moisture, affecting both environmental quality and biodiversity.

Edgewood's economy is not insulated from these impacts. Both businesses and households will face growing financial burdens due to rising insurance premiums, higher energy costs, and potential supply chain disruptions. These economic stressors will disproportionately affect residents with limited financial resilience, compounding existing social and economic inequities. Additionally, climate-driven migration may place added pressure on already limited housing stock and social services.

This report highlights the urgent need for proactive planning, equity-centered adaptation strategies, and regional collaboration. Strengthening emergency response systems, protecting vital natural resources, and investing in climate-resilient infrastructure are essential steps to safeguard Edgewood's future. By anticipating challenges and prioritizing the needs of vulnerable communities, Edgewood can not only reduce risks but also build a more resilient and thriving community in the face of a changing climate.



Conclusion & Recommendations

Recommendations

The authors of this report recommend the following considerations as the City moves forward with their climate planning efforts.



Health & Wellbeing

- **Strengthen Emergency Response:** The City should work with regional partners to ensure there are policies and practices in place to support residents during extreme heat and wildfire events.
- **Prepare First Responders:** First responders should expect an increase in calls during heat and smoke events. The City might want to work with local law enforcement, fire fighters, and other first responders to ensure they are properly equipped for future demands.
- **Build Awareness:** Local government and health agencies should create and implement awareness campaigns, so the public knows how to remain safe during future heat and smoke events.
- **Prioritize Cooling:** The City should safeguard existing tree canopy and other shading infrastructure while also investing in future cooling strategies. Priority should be given to historically underserved areas of the city.
- **Address Existing Pollution:** As climate change is expected to exacerbate existing air quality issues, the City can mitigate some risk by adopting policies and practices that support reducing existing air pollutants from transportation and industrial processes.



Water Resources & Ecosystems

- **Protect Groundwater:** Additional research is needed to better understand how climate change will impact aquifer recharge because current reports are outdated and use population projections that are too low. Local agencies and water purveyors should develop a plan for addressing flooding while also ensuring aquifer recharge with the understanding that critical aquifer recharge areas may see increased flooding with climate change.
- **Promote Water Conservation:** The ways in which climate change impacts water systems are complex. Warmer temperatures and increased drought are likely to increase water demand. As demand for water increases so does the likelihood that the community will need to make tough decisions on how to prioritize water resources. The City may want to work with regional partners to examine existing water conservation and drought response and make necessary updates to policies.
- **Partner with Regional Tribes:** Tribes across Washington state are providing leadership and resources aimed at protecting wildlife. The City of Edgewood could consider supporting regional tribal efforts for salmon and fish conservation.
- **Mitigate Flood Areas:** Decisions will need to be made on how to manage flooding to mitigate damage to property and transportation routes while also ensuring water is not diverted from aquifer recharge zones.

Conclusion & Recommendations

Recommendations (cont.)

The authors of this report recommend the following considerations as the City moves forward with their climate planning efforts.



Infrastructure

- **Identify Flood Areas:** Identify residential, commercial, and public infrastructure and assets that are most at-risk of flooding and create programs to mitigate loss and risk.
- **Evaluate Transportation:** Additional research is needed to determine if increased flooding across the county will shut down transportation routes and impact emergency management and supply routes.
- **Wildland Urban Interface (WUI):** Though the risk is greater in drier parts of the state, homes, businesses, and other infrastructure in the WUI are subject to increasing fire risk. The City should investigate adopting policies and programs designed to mitigate loss of lives and property during fires.
- **Build Awareness:** The City should explore ways to prepare residents for the impacts of increased storms including how to mitigate property damage from fire, flooding, and wind.



Economic Impacts

- **Identify High Risk Properties & Businesses:** Additional analysis is needed to fully understand which properties are most at-risk of flooding and wildfire.
- **Consider Climate in Future Development:** As Edgewood continues to create policies addressing housing and commercial needs, it will be important to consider future climate projections when making development decisions.
- **Recognize Existing Economic Disparities:** Climate change will make existing socio-economic disparities worse. For example, residents in the Cherrywood Mobile Manor development already experience increased levels of particulate matter from high traffic corridors and other airborne pollutants from nearby industrial facilities. The rate of asthma in this census tract is elevated (see Table 4 on page 47). They are also at an increased risk of flooding compared to other areas within Edgewood. If low-income is a factor, people living in this area will have fewer resources to rebuild property or address health-related impacts.



At-Risk Communities

- **Engage At-Risk Communities:** It is extremely important for the City to engage people who are already experiencing disparities to participate in the climate planning project. The City can invite people with diverse experiences to sit on their climate advisory team and collaborate with community-based organizations to better understand the impacts and co-create solutions.
- **Prioritize Action:** Climate impacts vary throughout the city; some areas of Edgewood and some groups of people will suffer greater impact than others. The City should use this information to prioritize those residents expected to experience the greatest impact from climate change.

Appendices



Appendix A: Climate Data Summaries

Summary of Edgewood Temperatures

Measure	Scenario	Historical	2010 - 2039	2040 - 2069	2070 - 2099
 Average Annual Temperature³⁴	RCP4.5	52°F	54.1°F	56°F	56.9°F
	RCP8.5	52°F	54.5°F	57.3°F	60.5°F
Average temperatures will likely increase annually, up from a historical average of 52°F.					
 Max Winter Temperature³⁵	RCP4.5	47.5°F	49.4°F	51.4°F	52.2°F
	RCP8.5	47.5°F	49.9°F	52.2°F	55.6°F
The average maximum daytime temperatures in winter will likely increase, from a historical average of 47.5°F. This has implications for precipitation and winter recreation.					
 Max Summer Temperature³⁶	RCP4.5	75.2°F	78°F	80.2°F	81.3°F
	RCP8.5	75.2°F	78.3°F	82.2°F	85.8°F
The average maximum daytime temperatures in summer are projected to increase in both RCP scenarios. An increase of 10°F (RCP8.5) by the end of the century will impact all aspects of the community.					
 High Heat Days³⁷	RCP4.5	--	+ 0.4 day	+1 day	+1.7 days
	RCP8.5	--	+0.4 day	+2.3 days	+8.9 days
The number of days with maximum daytime temperatures above 100°F are expected to increase. High heat days impact highly sensitive groups and make outdoor work more dangerous.					

34. Source: Climate Toolbox

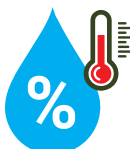
35. Source: Climate Toolbox

36. Source: Climate Toolbox

37. Source: Climate Toolbox

Appendix A: Climate Data Summaries

Summary of Edgewood Temperatures

Measure	Scenario	Historical	2010 - 2039	2040 - 2069	2070 - 2099
 Heat Index ³⁸	RCP4.5	2 days	5.1 days	11.4 days	15.4 days
	RCP8.5	2 days	6.3 days	17.7 days	38.3 days
The average number of days in a year with a maximum heat index greater than 90°F in a 30-year period compared to the 1980-2009 average. This increase will impact public health.					

Measure	Scenario	Historical	2020 - 2049	2050 - 2079	2070 - 2099
 Cooling Degree Days ³⁹	RCP4.5	Not Available	163 DD	284 DD	319 DD
	RCP8.5	Not Available	193 DD	549 DD	780 DD
Cooling degree days are the annual number of degree-days above an average daily temperature of 65°F. An increase in cooling degree days is an indicator of the protentional for higher cooling demand for buildings in the summer.					

38. Source: Climate Toolbox

39. Source: Climate Mapping for a Resilient Washington

Appendix A: Climate Data Summaries

Summary of Edgewood Precipitation & Drought

Measure	Scenario	Historical	2010 - 2039	2040 - 2069	2070 - 2099
 Precipitation⁴⁰	RCP4.5	40.8"	41.7"	42.5"	42.7"
	RCP8.5	40.8"	41.4"	42.6"	44.3"
Precipitation is projected to increase slightly. Winters are projected to be slightly wetter, but summers are projected to be increasingly dry, which can strain water availability.					
 Extreme Precipitation⁴¹	RCP4.5	--	not available	not available	not available
	RCP8.5	--	not available	+17%	+24%
The potential for heavy rains associated with a 25-year storm are projected to increase modestly. There could be cascading effects from a widespread increase in extreme storms.					
 Drought⁴²	RCP4.5	--	not available	not available	not available
	RCP8.5	--	not available	+27%	+39%
Projections are for increased drought in summer months due to evaporative losses from temperature increases. In recent years Washington has experienced prolonged drought.					

40. Source: Climate Toolbox

41. Source: Climate Mapping for a Resilient Washington

42. Source: Climate Mapping for a Resilient Washington

Appendix A: Climate Data Summaries

Summary of Edgewood Wildfire Risk

Measure	Scenario	Historical	2010 - 2039	2040 - 2069	2070 - 2099
 Annual "high" fire danger days ⁴³	RCP4.5	73 days	78.9 days	81.3 days	not available
	RCP8.5	73 days	81.6 days	87.4 days	not available
Days of high fire danger are projected to increase by 8 to 14 days by the end of the century. Other areas in the region may have increased fire danger, which will increase the risk of smoke.					
 # change in "high" fire danger days ⁴⁴	RCP4.5	--	+5 days	+8 days	not available
	RCP8.5	--	+8 days	+11 days	not available
This measure shows the change in the number of days of high fire danger days by the end of the century.					
Measure	Scenario	Historical	2020 - 2049	2040 - 2069	2070 - 2099
 Likelihood of wildfire ⁴⁵	RCP4.5	--	+3%	+23%	+33%
	RCP8.5	--	+7%	+37%	+3%
The likelihood of wildfire is projected to increase 50% or more by mid-century over the historic average. Increases in Pierce County and Edgewood are low compared to other parts of Washington.					

43. Source: Climate Toolbox

44. Source: Climate Mapping for a Resilient Washington

45. Source: Climate Mapping for a Resilient Washington

Appendix B: Climate Tool Summaries

Tool Overview – Climate Toolbox

<https://climatetoolbox.org/>

Purpose

The Climate Toolbox is a collection of tools that provide summaries of climate and hydrology data on maps and graphs so there is no need to download or process the data yourself to obtain the important information the data contain. The tools provide maps of climate metrics providing a regional view of past and real-time conditions, forecasts and projections. There are graphs and dashboards of location-specific climate information illustrating past and real-time conditions, forecasts and projections. The tools make it easy for an individual or community to access climate data for their area.

The projected models utilized are from phase 5 of the Coupled Model Intercomparison Project (CMIP5) from the Intergovernmental Panel on Climate Change (IPCC), and these represent the best science for climate modelling. The future climate data used here are future projections from 20 climate models and 2 scenarios (RCP4.5 and 8.5) which were downscaled to a ~4-km resolution over the contiguous US using the MACAv2 statistical method with the gridMET training dataset.

Source

The Climate Toolbox was created by University of California Merced. It was funded by the NOAA Climate Program Office, the Climate Impacts Research Consortium (NOAA RISA), the USGS NW and North Central Climate Adaptation Science Centers, the National Integrated Drought Information System and the USDA NW Climate Hub.

Details

Future Climate Model Outputs

The future climate data used here are future projections from 20 climate models and 2 scenarios (RCP4.5 and 8.5) which were downscaled to a ~4-km resolution over the contiguous US using the MACAv2 statistical method with the gridMET training dataset.

Future Climate Scenarios

The CMIP5 models ran future projections utilizing future scenarios in terms of Representative Concentration Pathways (RCPs). The “High Emissions Scenario (RCP8.5)” represents a future pathway similar to a business-as-usual continuation of our emissions back in 2010. The “Low Emissions Scenario (RCP4.5)” represents a future of curtailing greenhouse gas emissions through greenhouse gas mitigation efforts.

Statistical Downscaling

The CMIP5 model outputs were statistically downscaled using the Multivariate Adaptive Constructed Analogs (MACA, Abatzoglou and Brown, 2012) method version 2 using the gridMET (Abatzoglou, 2012) training dataset. This method removes biases and increases the resolution of the model outputs.

Future Hydrology & Streamflow Projection Data

The Variable Infiltration Capacity (VIC) hydrology model was forced with the downscaled climate projections to produce gridded hydrology outputs over the Northwest US. These gridded outputs were routed into streams to produce non-regulated natural streamflow projections (i.e., without reservoirs and irrigation withdrawals).

Tools used for this report

Future Time Series

Hegewisch, K.C., Abatzoglou, J.T., ‘Future Time Series’ Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Future Boxplots

Hegewisch, K.C. and Abatzoglou, J.T., ‘Future Boxplots’ web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Climate Mapper

Hegewisch, K.C. and J.T. Abatzoglou, ‘Climate Mapper’ web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Historic Drought Stripes

Hegewisch, K.C. and Abatzoglou, J.T., ‘Historical Drought Stripes’ web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Future Streamflows

Hegewisch, K.C., Abatzoglou, J.T., and Chegwidan, O., ‘Future Streamflows’ web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Future Tribal Climate Tool

Krosby, M., Hegewisch, K.C., Norheim, R., Mauger, G., Yazzie, K., H. Morgan. 2018. “Tribal Climate Tool” web tool. Climate Impacts Group (<https://cig.uw.edu/resources/tribal-vulnerability-assessment-resources/>) and Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Historical Climate Tracker

Hegewisch, K.C. and Abatzoglou, J.T., ‘Historical Climate Tracker’ web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Appendix B: Climate Tool Summaries

Tool Overview – Climate Mapping for a Resilient Washington

<https://data.cig.uw.edu/climatemapping/>

Purpose

The Climate Mapping for a Resilient Washington web tool provides state agencies, local governments and communities in Washington State with data and information on the expected changes in the climate and related natural hazards. Information is intended to inform assessment and planning for climate resilience. You can use this web tool to customize information for hazard and sector-specific climate impacts with multiple future scenarios and time periods as appropriate for planning applications in your area.

Source

The Climate Mapping for a Resilient Washington tool was created by the Climate Impacts Group at the University of Washington.

Details

Future Climate Scenarios

The future climate data are from global climate models from the Coupled Model Intercomparison Project. Most of the climate data are from CMIP Phase 5 (CMIP5; Taylor et al., 2012) while the stream temperature data is from Phase 3 (CMIP3 ; Meehl et al., 2007).

Climate Downscaling

The raw global climate model outputs have a spatial resolution of about 100-km by 100-km. These data are “downscaled” to finer resolutions using two methods: statistical downscaling from Multivariate Adaptive Constructed Analog (MACA) (Abatzoglou and Brown, 2012), and dynamical downscaling using the Weather Research and Forecasting model (Salathé et al., 2010 and Dulière, Salathé et al., 2013),

Hydrology, Wildfire and Stream Temperature Projections

Hydrology data is generated using the Variable Infiltration Capacity (VIC) and Precipitation Runoff Modeling System (Liang et al., 1994; Regan et al., 2018). Wildfire modeling uses the dynamic vegetation model MC2 (Bachelet, 2015). Stream temperature modeling uses the NorWeST stream temperature model (Isaak et al., 2017).

Tools used for this report

Precipitation & Heavy Precipitation

Salathé, E.P., Leung, L.R., Qian, Y., Zhang, Y. 2010. Regional climate model projections for the State of Washington. Climatic Change 102(1-2): 51-75. <https://doi.org/10.1007/s10584-010-9849-y> accessed April 2025

Snowpack

Chegwidden, O. S., B. Nijssen, D. E. Rupp, P. W. Mote, 2017: Hydrologic Response of the Columbia River System to Climate Change [Data set]. Zenodo. doi:10.5281/zenodo.854763. accessed April 2025

Climate Mapper

Hegewisch, K.C. and J.T. Abatzoglou, 'Climate Mapper' web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Historic Drought Stripes

Hegewisch, K.C. and Abatzoglou, J.T.. 'Historical Drought Stripes' web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Future Streamflows

Hegewisch, K.C., Abatzoglou, J.T., and Chegwidden, O., 'Future Streamflows' web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Future Tribal Climate Tool

Krosby, M., Hegewisch, K.C., Norheim, R., Mauger, G., Yazzie, K., H. Morgan. 2018. "Tribal Climate Tool" web tool. Climate Impacts Group (<https://cig.uw.edu/resources/tribal-vulnerability-assessment-resources/>) and Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Historical Climate Tracker

Hegewisch, K.C. and Abatzoglou, J.T.. 'Historical Climate Tracker' web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Appendix C: Equity Analysis



Objectives

The City of Edgewood, Washington is undertaking an update to their comprehensive plan. As part of this scope of work, Measure Meant, in partnership with Lotus Engineering and Sustainability, is leading the Climate Action component as mandated by House Bill 1181 which now requires cities and counties to incorporate climate mitigation and resilience policies into their comprehensive plan updates. In service of engagement and research initiatives as part of the Climate Action component, the consultant team has conducted an Equity Analysis of the City. This document summarizes research from agencies at the State, Federal, and local level. Research will be focused on environmental justice, social vulnerability, and economic metrics to help paint a picture of what the City of Edgewood looks like in 2025. The purpose of the Equity Analysis is four-fold:

1. Ensure Edgewood's climate planning prioritizes those most at-risk of climate impacts
2. Help create targeted, tailored communications for the planning process.
3. Inform the focus of the Plan's climate vulnerability and risk assessment.
4. Inform equitable policy recommendations.

Washington State's Equity Statement:

The Washington State Office of Equity envisions everyone in Washington having full access to the opportunities and resources they need to flourish and achieve their full potential.

The work of the office must:

- Be guided by the following principles of equity:
 - Equity requires developing, strengthening, and supporting policies and procedures that distribute and prioritize resources to those who have been historically and currently marginalized, including tribes;
 - Equity requires the elimination of systemic barriers that have been deeply entrenched in systems of inequality and oppression; and
 - Equity achieves procedural and outcome fairness, promoting dignity, honor, and respect for all people;
- Complement and not supplant the work of the statutory commissions.

The original occupants of the City of Edgewood include members of many tribes, including, but not limited to, the Puyallup Tribe of Indians and Muckleshoot Indian Tribe. Members of these tribes still reside in the area now known as Edgewood today. In fact, the far eastern edge of the Puyallup Off-Reservation Trust Land overlaps with the far western part of the City's boundary. This area was colonized in the mid- to late 1800s and officially became a city in 1996.⁴⁶ Edgewood is located in far north-central Pierce County, in the west central part of Washington state, just east of the City of Tacoma. This area is relatively new in terms of development, which creates unique economic, environmental, and social challenges.

Land Acknowledgement:⁴⁷

ʔukʷədiid čəʔ ʔuhigwəd txʷəl tiitʔ ʔa čəʔ ʔal tə swatxʷixʷtxwəd ʔə tiitʔ puyaləpabš. ʔa ti dxʷʔa ti swatxʷixʷtxwəd ʔə tiitʔ puyaləpabš ʔəstəʔatʰlii tulʰal tudiʔ tuhaʔkʷ. didiʔtʔ ʔa həlgwəʔ ʔal ti sləxiil. dxʷəstəʔatʰiis həlgwəʔ ʔwəl ʰuyayus həlgwəʔ ʔwəl ʰuʰaʰxwəd həlgwəʔ tiitʔ bədədəʔs ʔwəl tiʰdxʷ həlgwəʔ tiitʔ ʔiisəds həlgwəʔ ʔwəl ʰuʔalalus həlgwəʔ ʔwəl ʰutxwəlšucidəb. ʰwəla...b ʔə tiitʔ tuyəlʰyəlabs.

We gratefully honor and acknowledge that we rest on the traditional lands of the Puyallup People. The Puyallup people have lived on this land since the beginning of time. They are still here today. They live, work, raise their children, take care of their community, practice their traditional ways and speak the Twulshootseed language – just as their ancestors did.

The area now known as Edgewood was colonized in the mid- to late 1800s and officially became a city in 1996.⁴⁸ Edgewood is located in far north-central Pierce County, in the west central part of Washington state, just east of the City of Tacoma.

This area is relatively new in terms of development, which creates unique economic, environmental, and social challenges. Since 2000, Edgewood has had an annual growth rate of 1.8% far exceed Pierce County 1.3% growth.⁴⁹

The following sources were used to compile this analysis:

- US Census American Community Survey
- Climate and Economic Justice Screening Tool
- Environmental Justice Screening and Mapping Tool
- The Washington Tracking Network from Washington State Department of Health

46. See: <https://web.archive.org/web/20091029134930/http://www.cityofedgewood.org/CITY.HTM>

47. City of Edgewood Comprehensive Plan

48. Ibid

49. City of Edgewood Comprehensive Plan, Housing Chapter

Appendix C: Equity Analysis

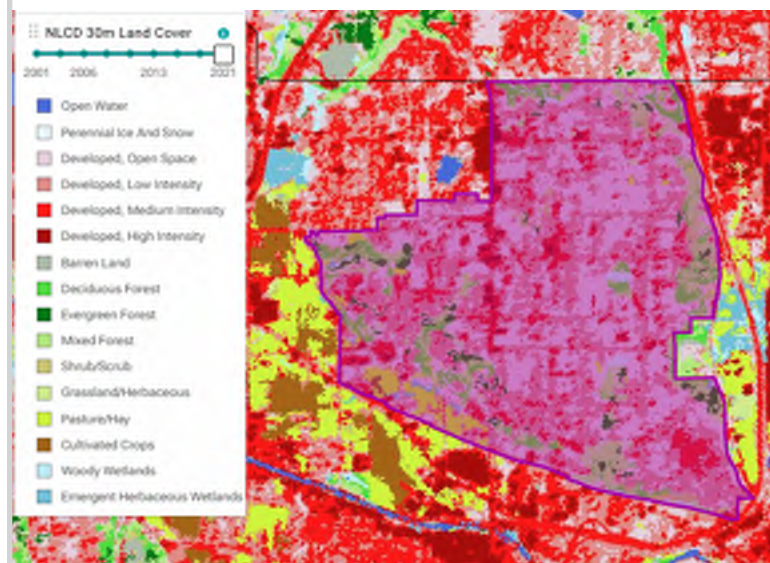


Community Overview

Geography

The City of Edgewood is located in west-central Washington. Edgewood is bordered by several small suburbs of the City of Tacoma, including Milton and Fife to the West, Lakeland South to the North, Puyallup to the South, and Lake Tapps to the East. The City's climate is classified as temperate with warm, dry summers.⁵⁰ Edgewood is found at the top of the North Hill, an elevated area to the north of the City of Puyallup.⁵¹ Edgewood is currently a "bedroom" or commuter community and has a higher proportion of green spaces to developed land than other suburbs in the area (see Figure 40).

Figure 40: Land cover map of the City of Edgewood.



Demographic Makeup

Per the 2023 American Community Survey 1-Year Estimates, the resident population of Edgewood was 12,683 in 2023. Educational attainment varies throughout Edgewood. It is estimated that 28.8% of residents have a Bachelor's degree or higher, and 25.2% of the population has a high school or equivalent degree.⁵²

50. See: <https://www.arcgis.com/apps/instant/atlas/index.html?appid=0cd1cdee853c413a84bfe4b9a6931f0d&webmap=9966020554ae4b468c5ca9b62739e2a2>.

51. See: <https://movetotacoma.com/whats-it-like-living-in-edgewood-washington/>.

52. See: https://data.census.gov/profile/Edgewood_city,_Washington?g=160XX00US5320645.

Appendix C: Equity Analysis



Racial and Ethnic Makeup

Per the US Census, the majority of the population in the City of Edgewood considers themselves to be not of Hispanic or Latino origin (72%). Racial identities in the City include American Indian and Alaska Native; Asian; Black or African American; and Native Hawaiian or Other Pacific Islander. The vast majority of the city's population classifies as white (76%). "Other" includes racial identities outside of those already listed. Since 2012, persons of color have increased 11%.⁵³ See Table 5 for more information.

Table 5: Racial and ethnic identity populations and percents in Edgewood.⁵⁴

Racial/Ethnic Identity	Population	% of Total Population
American Indian and Alaska Native	91	0.7%
Asian	807	6.4%
Black or African American	306	2.4%
Hispanic or Latino	933	7.4%
Native Hawaiian or Other Pacific Islander	91	0.7%
Not Hispanic or Latino	9,173	72.3%
Other	334	2.6%
White	9,396	76.2%

Economic Makeup

The median household income in Edgewood is \$114,342 per 2023 ACS data, which is considerably higher than the state median household income of \$94,605.⁵⁵ Edgewood is currently a bedroom community, where residents live and commute to work outside of the city. The city has few commercial properties and is working to incentivize commercial development by expediting permitting and targeted fee reduction.⁵⁶ The city is currently working to implement its plan for developing a Town Center.

The poverty rate in Edgewood is 4.7%, far below the Washington state average of 10.3%. Additionally, housing values in Edgewood are very high. Housing values above \$500,000 make up 76.4% of the housing stock in Edgewood, and housing values above \$300,000 total 94.8% of houses in the city.⁵⁷ Currently, the average home value in Edgewood is \$430,600.⁵⁸

53. City of Edgewood Comprehensive Plan

54. See: https://data.census.gov/profile/Edgewood_city,_Washington?g=160XX00US5320645.

55. Ibid.

56. See: <https://wa-edgewood.civicplus.com/329/Economic-Development>.

57. See: https://data.census.gov/profile/Edgewood_city,_Washington?g=160XX00US5320645.

58. See: <https://wa-edgewood.civicplus.com/329/Economic-Development>.

Appendix C: Equity Analysis



Community Data Analysis

Environmental Data

The Climate and Economic Justice Screening Tool (CEJST) uses datasets to evaluate communities for potential environmental, economic, and health burdens. If a Census Tract meets thresholds for at least one environmental and one economic indicator, the tract is considered “Disadvantaged.” Table 6 below notes the one tract in Edgewood that is deemed Partially Disadvantaged as well as which indicators exceeded the threshold.

Table 6: CEJST Disadvantaged Census Tracts in Edgewood, WA.

Disadvantaged Census Tract	Population	Area	CEJST Indicator
53053940009	3,141	West of Meridian St	Partial overlap with Federally Recognized Tribal Land (55% of land area), 99 th percentile in expected population loss from climate change and natural hazards.

The Environmental Justice Screening Tool (EJScreen) estimates a Census Block Group’s exposure to various environmental and air quality metrics. In Edgewood, the environmental burden indicator metric that has several block groups in the 90th percentile and above compared to all other Block Groups in the US is the exposure to diesel particulate matter pollution. Particulate matter are microscopic air pollutants that can harm human health. For this metric, particulate matter comes from the combustion of diesel in engines. See Figure 41 on page 64 which shows the Census Block Groups that rank in the highest percentiles for exposure to diesel particulate matter.

One other significant metric in the EJScreen tool is proximity to US EPA-designated Risk Management Plan facilities. These facilities are required to have risk plans due to the potential for chemical accidents. One block group in the southern part of Edgewood falls in the 90th percentile for proximity to these facilities. See Figure 42 on page 64.

Appendix C: Equity Analysis



Figure 41: Census Block Groups with High Exposure to Diesel Particulate Matter Emissions. Orange/darker blocks rank in the 90th percentile and above.

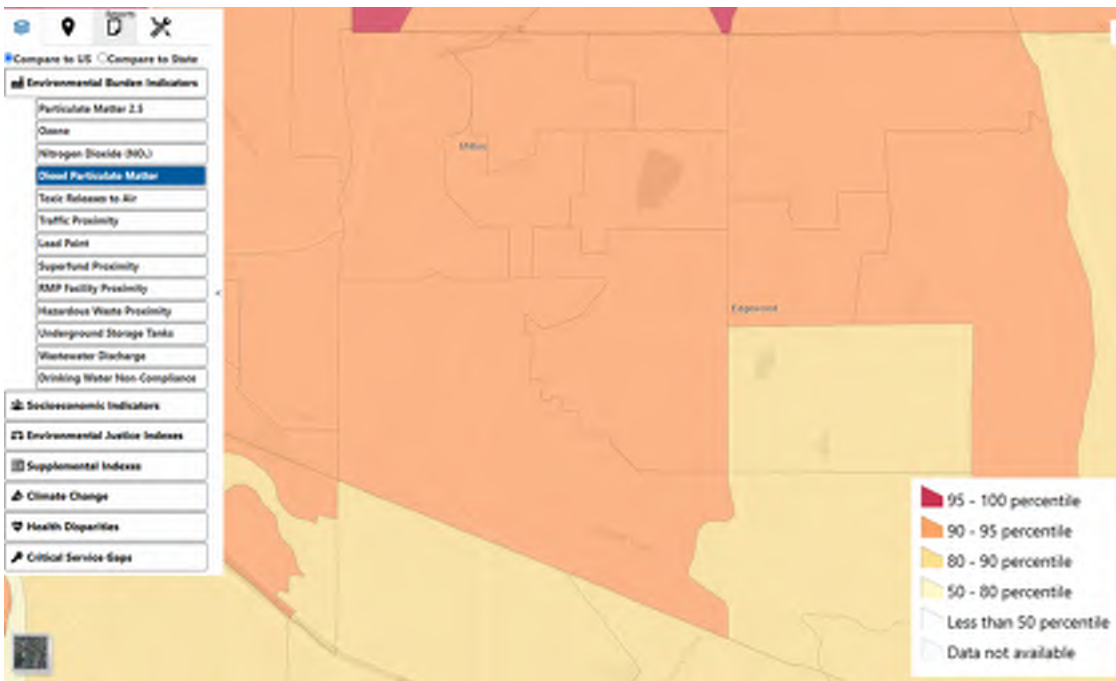
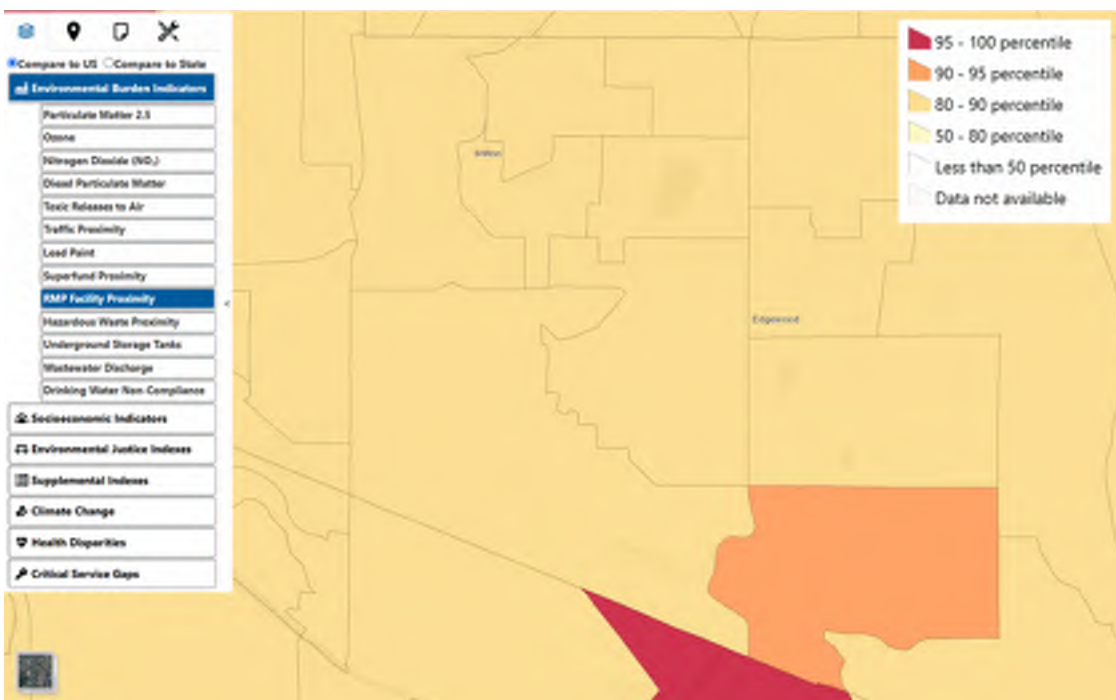


Figure 42: Census Block Groups with close proximity to US EPA-designated Risk Management Plan facilities. Orange/darker blocks rank in the 90th percentile and above (closest proximity to facilities).



Appendix C: Equity Analysis

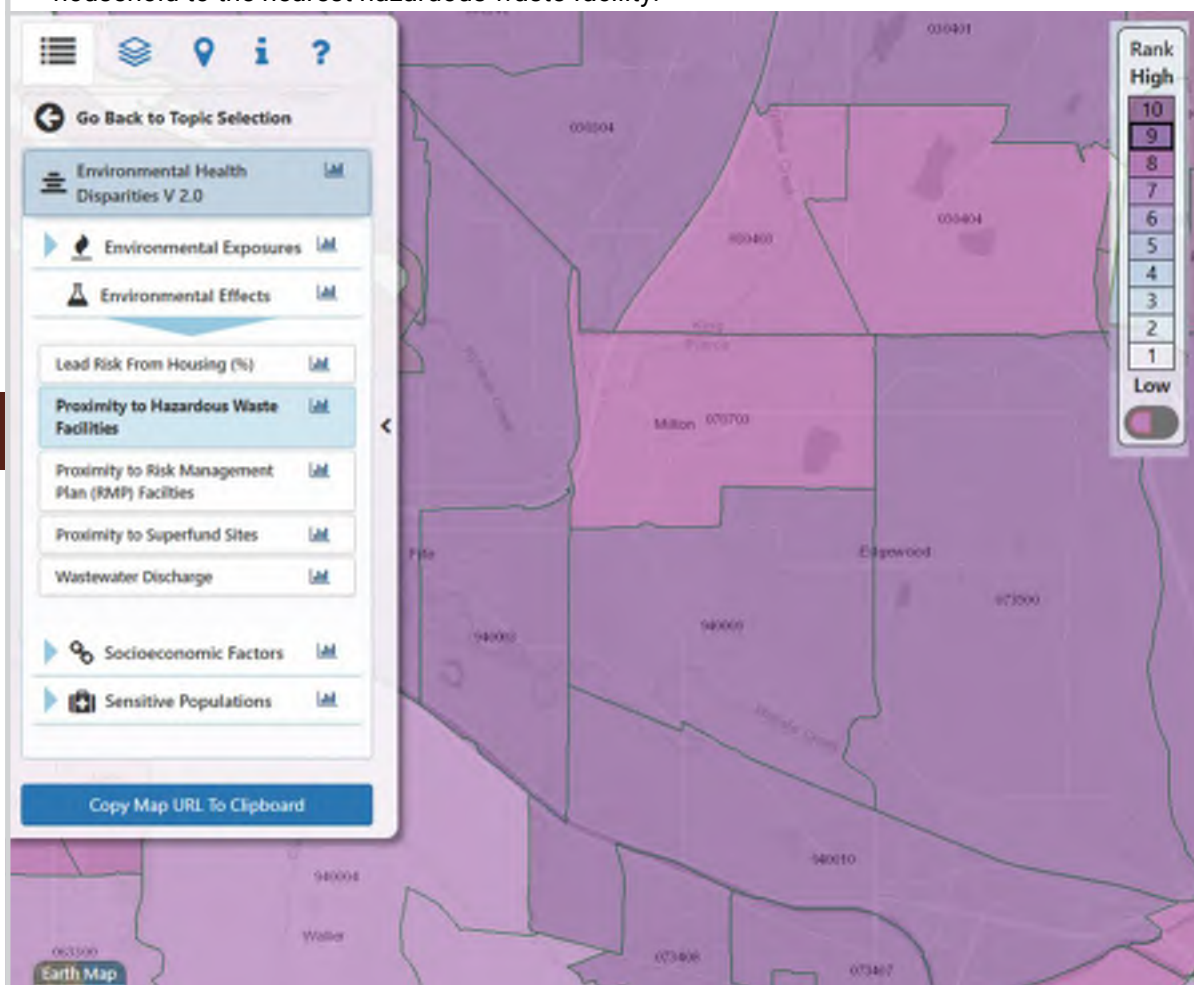


Social Vulnerability and Other Environmental Metrics

The Washington Tracking Network is a publicly available resource for public health related data developed by the Washington State Department of Health. Metrics and indices in the mapping tool are measured on a scale of 1-10, 1 being the low end of the metric (lighter colors) and 10 being the highest (darkest colors). Several sections of this mapping tool were analyzed for this Equity Analysis, including Environmental Health Disparities, Social Vulnerability Index, and Health Disparities.

When analyzing the Environmental Health Disparity metrics, two metrics stand out. The first metric is proximity to hazardous waste facilities (see Figure 43). Both census tracts in Edgewood rank a 9 in the scoring of this metric, meaning that all of the City is located close to one or more hazardous waste facilities and are at risk of the negative impacts of a spill or accident at these facilities. The other metric is proximity to heavy traffic roadways. One census tract ranks a 10 for this metric, meaning it is the most exposed to air pollution from vehicles and trucks (see Figure 44 on page 66).

Figure 43: Census tracts ranking at 9 in proximity to hazardous waste facilities (darkest polygons). This means these polygons have short distances for the average household to the nearest hazardous waste facility.



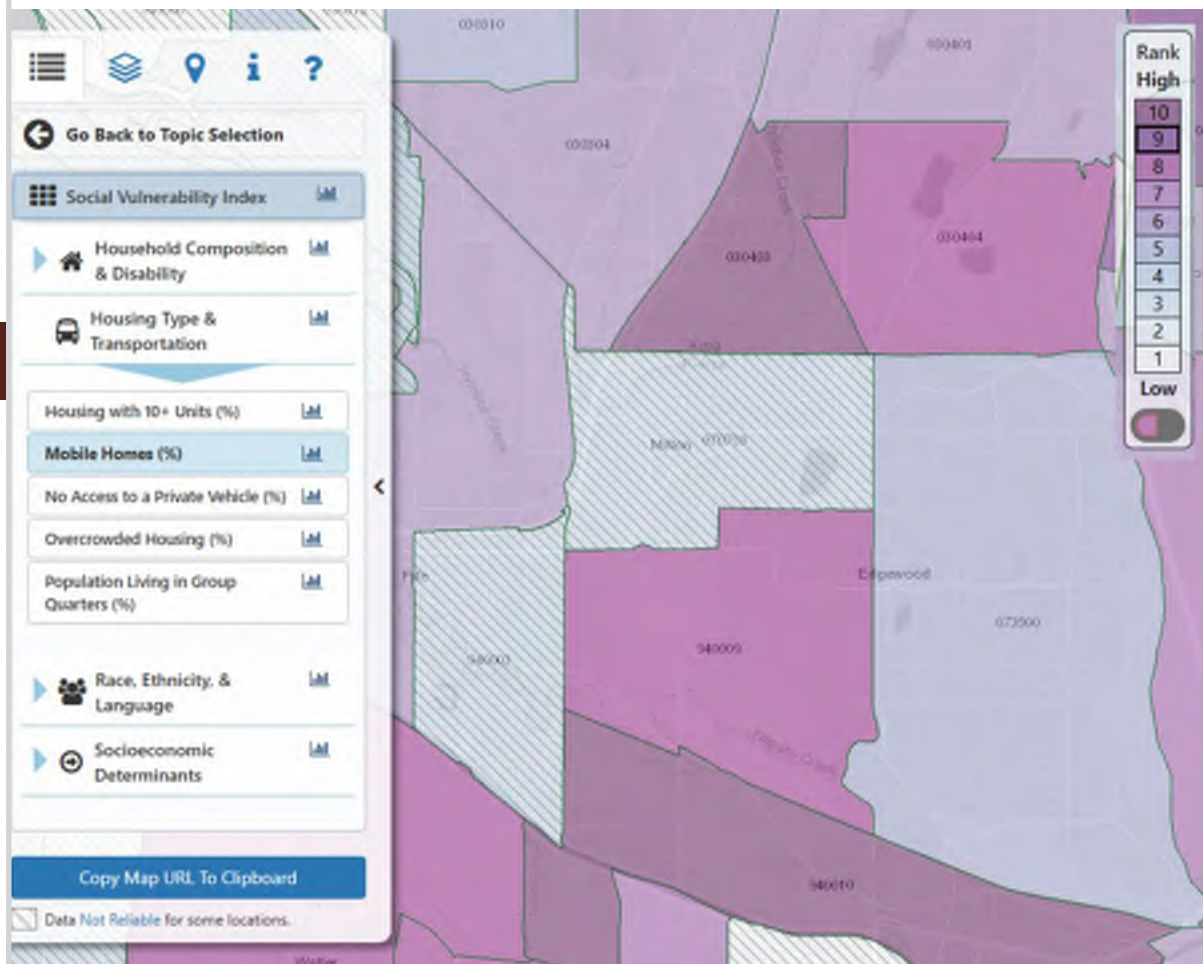


Appendix C: Equity Analysis



Finally, two Health Disparities metrics stood out in the Washington Tracking Network tool for the City of Edgewood. One metric is the instance of mortality rate of cardiovascular disease (see Figure 46 on page 68). The other metric is the proportion of the population ages 19-64 who have no health insurance coverage (see Figure 47 on page 69). The same census tract has high ratings for both of these metrics as well as the Environmental Health Disparity and Social Vulnerability Index metrics.

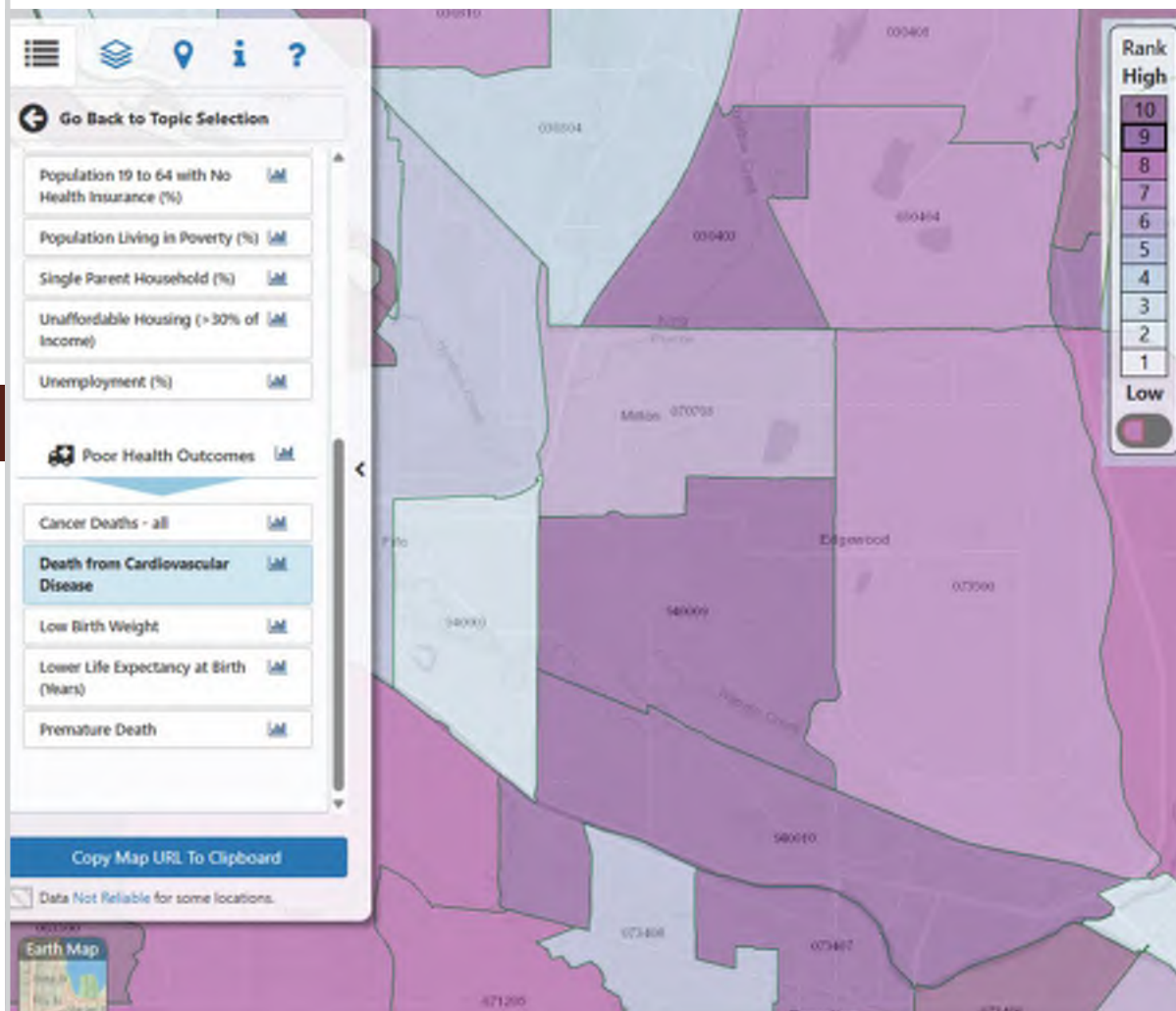
Figure 45: Census tracts with high proportions of mobile homes. This tract in Edgewood is tract #940009, which ranks 8 out of 10 for proportion of housing units as mobile homes.



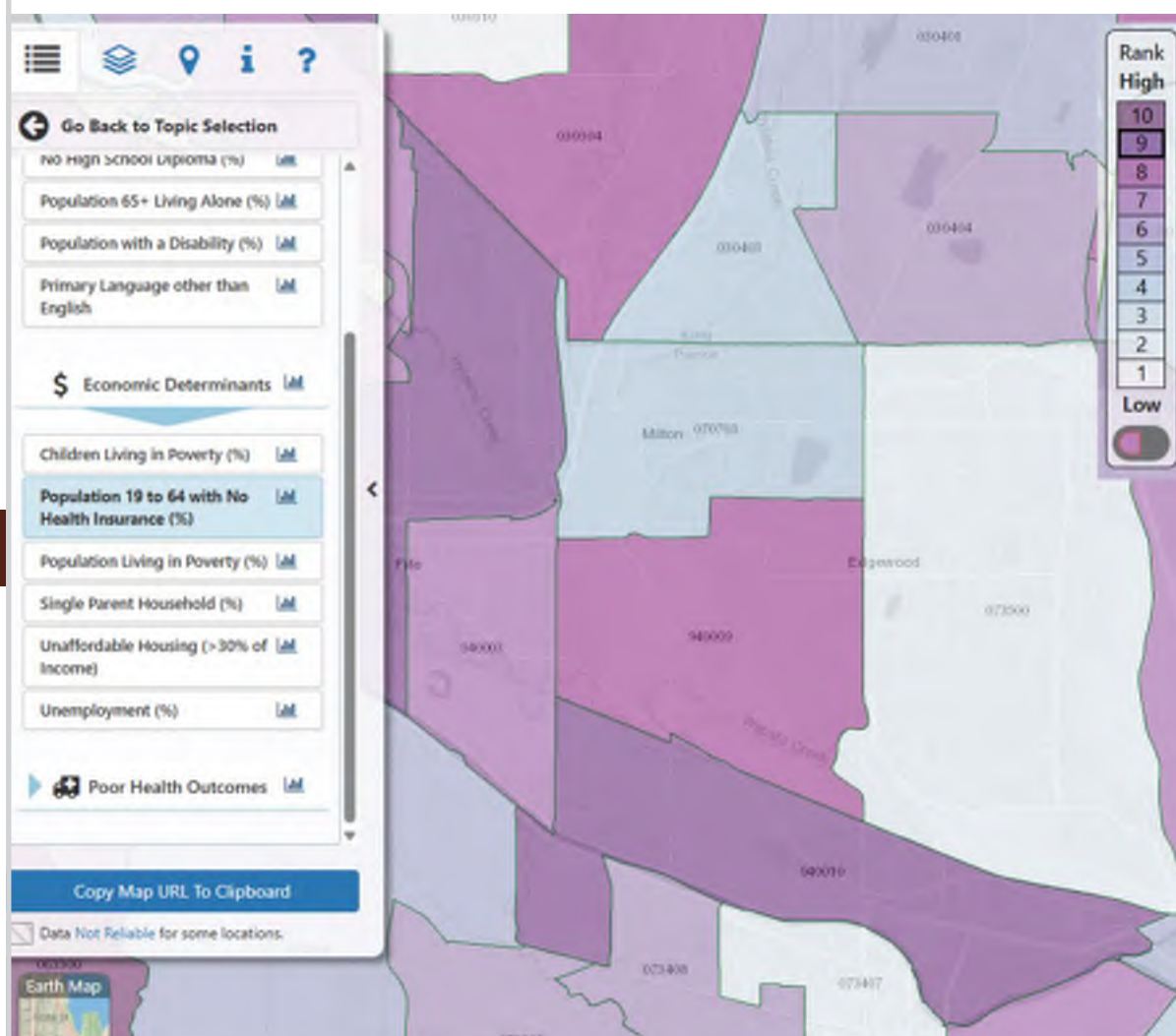
Appendix C: Equity Analysis



Figure 46: Census tracts with high rates of mortality from cardiovascular disease. Tract #940009 ranks a 9 out of 10 for this metric.



Tract #940009 ranks 8 out of 10 for this metric.

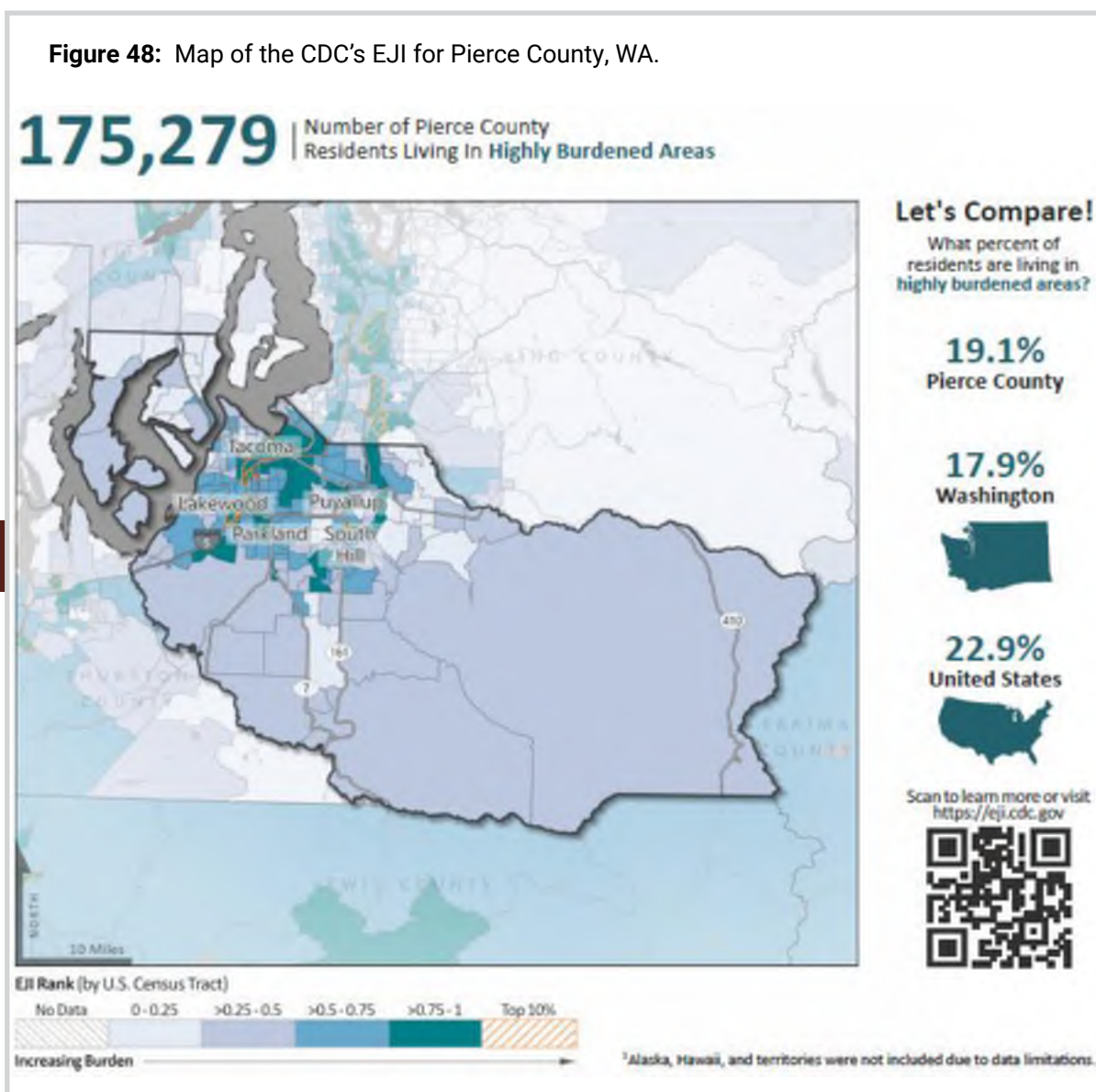


Appendix C: Equity Analysis



The US Center for Disease Control and Prevention (CDC) calculates an index called the Environmental Justice Index (EJI). The EJI “measures the cumulative impacts of environmental injustice in communities across the United States; the ranks are based on the percentile rankings of all tracts in the contiguous US.” A map of the EJI for Census Tracts in Pierce County, WA is depicted below; the CDC EJI creates summary infographics for Counties in the US and provides data for EJI metrics down to the Census Tract level for analysis. The darker colors in Figure 48 represent a higher EJI score, or an increased burden. More than 175,000 residents in Pierce County are living in highly burdened areas, roughly 19% of the County’s population. In comparison, nearly 18% of all Washington state residents are living in highly burdened areas while nearly 23% of US residents are living in highly burdened areas (see Figure 48).

Figure 48: Map of the CDC’s EJI for Pierce County, WA.



Appendix C: Equity Analysis

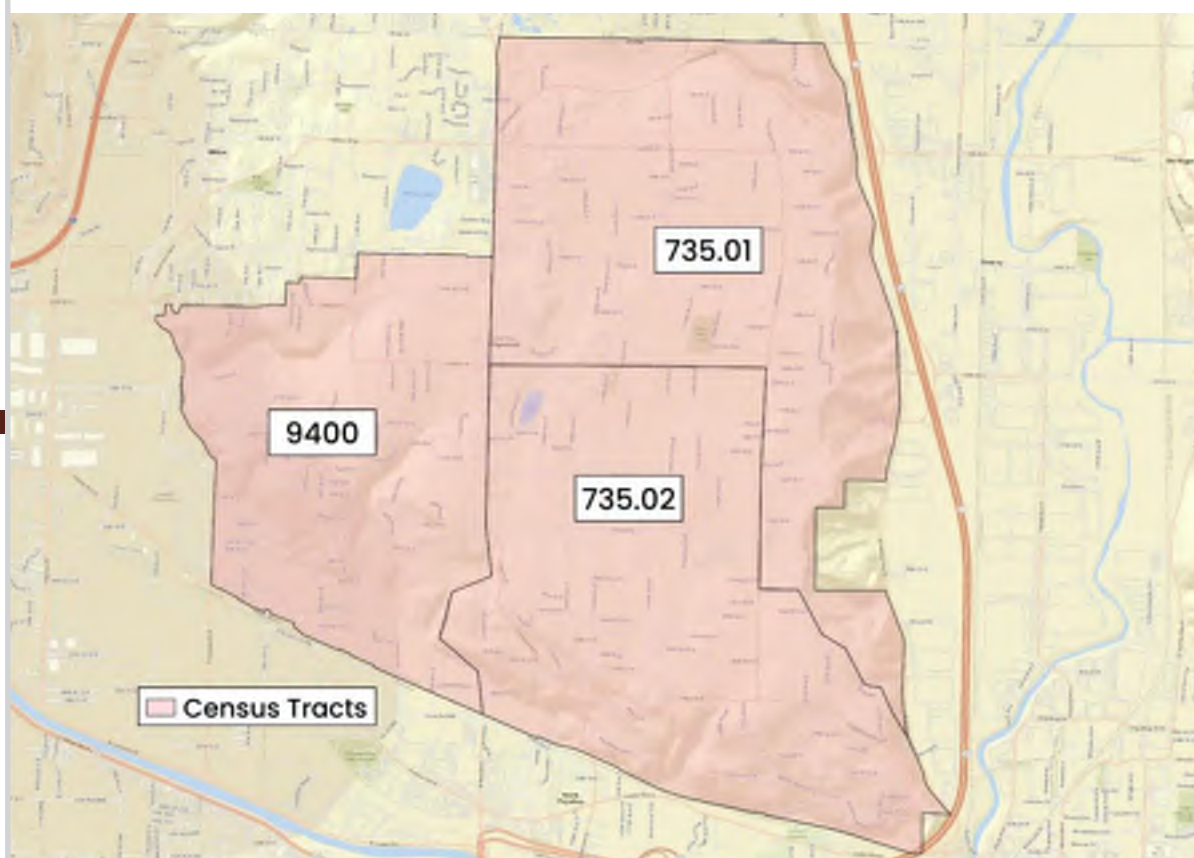


The CDC defines highly burdened census tracts as those that rank at or above the 75th percentile for the overall environmental justice index (EJI). The EJI is a combination of the percentile ranks for environmental burden, social vulnerability, and health vulnerability metrics for a given census tract. Though none of the three census tracts in the City of Edgewood qualify as highly burdened for the overall EJI, each tract qualifies as highly burdened for at least one health metric. All three census tracts rank above the 75th percentile for prevalence of asthma rates amongst residents. One census tract also ranks above the 75th percentile for prevalence of cancer diagnoses. See Table 7 and Figure 49.

Table 7: CDC EJI and Health Indicator Data for the Census Tracts in Edgewood, WA.
Red cells are those with high prevalence of a given indicator.

Census Tract #	Location	Population	Overall EJI Percentile	Asthma Rate Percentile	Chronic Heart Disease Percentile	Cancer Percentile	Diabetes Percentile	Mental Health Percentile
735.01	NE Edgewood	4,639	49 th	87 th	25 th	79 th	20 th	52 nd
735.02	S Edgewood	4,514	56 th	87 th	35 th	56 th	17 th	61 st
9400	W of Meridian Ave	3,684	54 th	77 th	31 st	62 nd	24 th	45 th

Figure 49: Locations of the Census Tracts in Edgewood, WA.



Appendix C: Equity Analysis



Conclusion

This equity analysis provides a snapshot of environmental, social, and health-related conditions in the City of Edgewood as of 2025, offering valuable insight to guide the City's future policy decisions. Although Edgewood is generally characterized by high household incomes, low poverty rates, and a predominantly white population, localized disparities persist across a range of climate-related vulnerabilities.

These findings highlight that even in communities with overall economic advantage, pockets of vulnerability can persist and may be overlooked without intentional analysis. By using equity-focused tools and data, the City can more effectively identify at-risk populations and design policies that are responsive to their needs. This approach ensures that climate resilience strategies not only address environmental risks but also promote social well-being and long-term community health.

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CITY OF EDGEWOOD

DRAFT POLICY AUDIT

JUNE 2025



Prepared by

MEASURE
 MEANT

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Overview

The City of Edgewood has taken meaningful steps toward climate resilience through its planning documents, regional partnerships, and environmental goals. The purpose of this policy audit is to understand the City's current policy strengths related to climate resilience. Notable areas of progress include environmental stewardship policies, open space planning, and alignment with Vision 2050 objectives. At the same time, there are opportunities to expand climate-related strategies in areas such as emergency management, critical areas, and green infrastructure. Strengthening the connection between planning goals and municipal code requirements could help Edgewood more fully integrate climate considerations into zoning, development, and public health policy.

Documents included in this policy audit & analysis

CITY OF EDGEWOOD PLANS & POLICIES

- Edgewood Comprehensive Plan (2024)
- Edgewood Municipal Code as of June 1, 2025
- Edgewood PROST Plan (2022)
- Capital Improvement Plan (2024-2029)

OUTSIDE PLANS & POLICIES

- Pierce County Hazard Mitigation Plan (2020-2025)
- Puget Sound Regional Council's Vision 2050 (2020)
- General Sewer Plan (2024)
- Mt. View-Edgewood Water Company Water System Plan (2011)

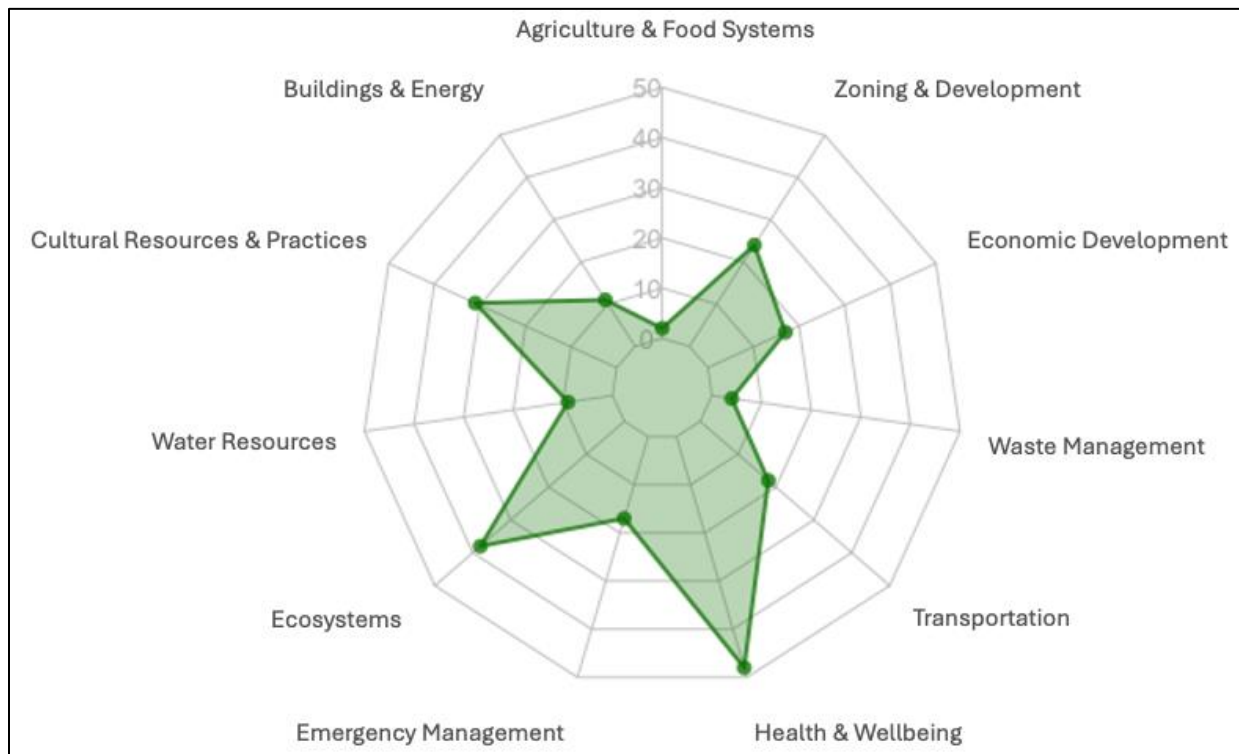


Figure 1. The chart above depicts the number of climate resilience related policies by sector in Edgewood's planning documents, including the Comprehensive Plan, Land Use and Zoning Ordinances, PROST Plan, Pierce County Hazard Mitigation Plan, Capital Improvement Plan, and General Sewer Plan. Excluded from this visual are Vision 2050 goals in order to focus on the policies in the City. Policies that relate to two sectors have been counted in both relevant sectors. These results show that greater focus on Buildings & Energy, Waste Management, Water Resources, and Agriculture & Food Systems may be advantageous.

Edgewood's Key Policy Strengths and Opportunities

The City of Edgewood has established a solid foundation for climate resilience through its planning documents, regional partnerships, and environmental priorities. Across the Comprehensive Plan and PROST Plan, the City articulates a clear vision for preserving ecological integrity, supporting community health, and fostering sustainable growth. These values are reflected in policies promoting compact development, protection of critical areas and riparian zones, water quality stewardship, inter-jurisdictional hazard mitigation, and transportation choices that reduce reliance on personal vehicles.

KEY STRENGTHS:

- Strong environmental stewardship policy language, particularly regarding riparian protection, water quality management, and ecosystem health.
- Open space planning through the PROST Plan supports physical and mental wellbeing while enhancing habitat connectivity and stormwater infiltration.
- Regionally, the City is aligned with Puget Sound Regional Council's Vision 2050 goals for reducing emissions, supporting green infrastructure, and creating more resilient, compact communities.

KEY OPPORTUNITIES:

- Agriculture & Food Systems, Buildings & Energy, and Economic Development lack explicit climate-related strategies. For example, the City may develop specific goals supporting green job creation, renewable energy deployment, or local food security.
- Emergency management does not yet fully incorporate climate projections or adaptive planning for future risks such as extreme heat or wildfire smoke. Public health planning would benefit from a more explicit focus on climate vulnerabilities, especially for frontline communities.
- The City promotes sustainability in zoning and development. However, many policies are suggestive rather than mandatory. This presents an opportunity to strengthen climate adaptation by requiring, rather than encouraging, climate-smart zoning, building codes, and green infrastructure.
- The City's Waste Management policies may be strengthened, with opportunities to formalize recycling, composting, and material reuse programs.
- The City may include policies on water reuse and long-term drought adaptation.

Aligning Planning documents with Edgewood Municipal Code:

- Include the best available climate science to guide the Surface Water Management and Site Development, Sewer System General Provisions, and Critical Areas Chapters (Titles 11, 13, & 14). Include climate considerations in infrastructure design standards and funding to accommodate more intense storms, flooding, and heat.
- Incorporate proactive, climate-friendly, and resilient design strategies in the Health and Wellness, Streets, Sidewalks and Public Areas, Buildings and Construction, and Development Standards Chapters (Titles 8, 12, 15, & 18). Include climate resilience strategies in waste management, landscaping, parking requirements, and materials standards.

The City is well-positioned to lead with proactive, enforceable policies that translate vision into action. The City of Edgewood can align its regulatory framework with its climate planning ambitions by closing the gap between policy goals and Municipal Code, ensuring that the built environment, ecosystems, and communities are prepared to thrive in a changing climate.

Edgewood's Primary Climate Considerations

Edgewood, like many communities globally, is experiencing the effects of a changing climate—trends that are expected to intensify in the coming years. Anticipated impacts include rising temperatures and more frequent extreme heat events; shifting precipitation patterns marked by heavier storms and prolonged droughts; and an increased risk of wildfires within the city and across the region.

These evolving conditions pose risks to public health, critical infrastructure, and natural systems. To ensure long-term community resilience, it is essential that climate projections inform current and future policy, planning, and investment decisions. The chart below summarizes how major climate drivers intersect with core areas of municipal planning:

Climate Driver	Policy Implications
Increasing temperatures and extreme heat events	• Ensure emergency management planning includes extreme heat response and considers periods of prolonged heat and smoke; emergency management preparedness should also include the possibility of two or more events happening at the same time. • Identify urban heat islands and include policies to mitigate high temperatures while prioritizing cooling resources for underserved and at-risk populations. • Evaluate transportation systems for vulnerabilities associated with high temperatures.
Increase high fire danger	• Build awareness and provide resources for people during smoke events. • Update land use policies and development regulations to include fire risk mitigation. • Prioritize populations most at-risk from wildfire smoke.
Shifting precipitation patterns	• Support an assessment to better understand how climate change will impact aquifer levels. • Implement policies to protect groundwater resources. • Evaluate capital facilities plans and water resource plans to include climate considerations. Identify opportunities to invest in flood mitigation for publicly owned infrastructure and for human safety. • Educate and support homeowners and people living in floodplains or near closed depressions.
Existing Disparities	• Identify existing socioeconomic disparities during long-term planning projects and take actions to address them. • Understand that climate change will make existing disparities worse and take action to address these disparities. • Conduct a climate vulnerability assessment to better understand which individuals and groups are most at-risk from climate change. Prioritize actions and resources accordingly. • Work with local tribes to ensure land access to first foods and native fish protections.

Policy Analysis by Sector

Agriculture & Food Systems

STRENGTHS

Although Edgewood is not a major agricultural hub, its land use policies contribute indirectly to food system resilience. The Comprehensive Plan and Vision 2050 emphasize the protection of rural character and open spaces, which can safeguard peri-urban agricultural capacity. A focus on preservation of green corridors and undeveloped land provides a foundation for future community gardens or small-scale food production.

GAPS & OPPORTUNITIES

The City currently lacks a comprehensive strategy for strengthening food systems in the face of climate change. There is only one explicit policy related to access to healthy food in the Comprehensive plan. Including support for local food producers could strengthen this sector. By considering food resilience in planning, such as incentives for community gardens, local procurement policies, or urban agriculture zones, Edgewood could better address climate-related disruptions to food supply chains.

Buildings & Energy

STRENGTHS

The City of Edgewood supports energy-efficient and resilient development, renewable energy development, and natural means of heating and cooling through trees and building design. Development standards encourage environmental design principles, and Vision 2050 reinforces a regional commitment to reducing greenhouse gas emissions from the built environment. The City's emphasis on compact, walkable development also contributes to reducing energy demand from transportation and infrastructure.

GAPS & OPPORTUNITIES

The City does not have explicit incentives for energy retrofits and renewable energy installations. There is no formal framework to support electrification or zero-emission buildings. Strengthening development regulations to include energy benchmarking, on-site renewables, and energy efficiency performance standards would align Edgewood more closely with regional climate targets.

Cultural Resources & Practices

STRENGTHS

Edgewood's Comprehensive Plan demonstrates respect for cultural heritage, including recognition of the Puyallup Tribe and the preservation of historic sites. The PROST Plan reinforces this by incorporating cultural and historic features into the vision for park and trail development. These policies help safeguard the community's identity and sense of place amid growth and environmental change.

GAPS & OPPORTUNITIES

There is limited engagement and collaborative stewardship with local Tribes in climate or environmental planning. Formalizing consultation processes into natural resource and land management decisions could enhance resilience while supporting reconciliation and cultural integrity. Identifying and investing in additional cultural resources beyond parks and natural areas can deepen residents' connection to Edgewood, potentially creating awareness of and resilience to climate change.

Economic Development

STRENGTHS

Edgewood's economic development framework emphasizes local business vitality, encouraging diverse industries, walkable commercial centers, and strategic infill—aligning well with climate resilience goals. The Town Center chapter of the Comprehensive Plan supports a mixed-use, pedestrian-oriented economy that reduces reliance on fossil fuel-based transportation and encourages local resilience. Equitable outcomes are considered for persons of color, and attention is paid to avoid potential impacts of gentrification on existing businesses.

GAPS & OPPORTUNITIES

Explicit links between climate resilience and economic planning could be established. Edgewood can improve integration by promoting green workforce development, sustainable industries, and climate-adaptive business support services. Emphasizing resilience in economic development may include supporting energy-independent businesses, local supply chains, and workforce training in clean technologies.

Ecosystems

STRENGTHS

Edgewood has strong policies protecting riparian corridors, wetlands, and critical habitats through its Comprehensive Plan, zoning overlays, and development codes. The PROST Plan also calls for improved habitat connectivity and ecological restoration in parks and open spaces, which further supports biodiversity and ecosystem health.

GAPS & OPPORTUNITIES

Protecting critical ecosystems features prominently in Edgewood's planning documents. However, restoration initiatives are not as robust. Proactive measures like reforestation, invasive species management, and green infrastructure installation could further climate resilience by improving stormwater management and mitigating urban heat islands. Strategic investment in ecological restoration can enhance both adaptive capacity and community well-being.

Emergency Management

STRENGTHS

The Pierce County Hazard Mitigation Plan includes Edgewood in its regional risk assessments and identifies natural hazards such as earthquakes, flooding, and severe storms. Local policies

support hazard mapping and interjurisdictional coordination, laying the groundwork for more resilient emergency response systems.

GAPS & OPPORTUNITIES

Edgewood's emergency planning does not yet fully reflect emerging climate risks such as extreme heat, wildfire smoke, potential flooding, or chronic drought. Updating emergency preparedness protocols to include these hazards, and identifying vulnerable populations, will be crucial. The City should ensure alignment between emergency plans and climate adaptation strategies to foster long-term community resilience. Climate hazards can compound with other climate and non-climate hazards; they can also last for longer durations. It is important for emergency management planning to consider compounding risks and the potential for emergencies that last more than a couple hours or days.

Health & Wellbeing

STRENGTHS

Edgewood's planning documents promote community health through access to open space, pedestrian infrastructure, and clean air and water. The PROST Plan prioritizes equity in park access, emphasizing the mental and physical health benefits of nature for all residents. Policies limiting noise, light, and pollution also contribute to health-focused environmental quality.

GAPS & OPPORTUNITIES

The City does not currently assess or address climate-related health impacts, including exposure to heatwaves or air pollution. Future resilience planning should incorporate public health risk assessments and outreach, particularly for seniors, children, and low-income residents. Several locations within Edgewood are exposed to above-average pollution (in the 90th percentile compared to the rest of the U.S.) from diesel particulate matter and proximity to facilities that are required to have risk plans due to the potential for chemical accidents (noted through US EPA-designated Risk Management Plan facilities using the Environmental Justice Screening Tool). People in areas with high pollutant levels will likely be more affected by high heat, smoke, and other climate-related hazards.

Transportation

STRENGTHS

Edgewood promotes multimodal transportation through compact, pedestrian- and bicycle-friendly development and connectivity goals in the Comprehensive Plan. Vision 2050 amplifies these priorities with regional goals for compact development, reducing vehicle miles traveled, and expanding public transit.

GAPS & OPPORTUNITIES

Edgewood could further climate resilience by integrating electric vehicle infrastructure, strengthening transit partnerships, and enhancing the durability of transportation infrastructure to withstand extreme weather. Setting local emission targets and incentives for non-auto travel would further align Edgewood with regional transportation climate goals.

Waste Management

STRENGTHS

Waste management goals are present in the Comprehensive Plan, particularly around establishing infrastructure for recyclables. Regional policies in Vision 2050 support waste reduction and circular economy approaches, providing a policy context for expansion.

GAPS & OPPORTUNITIES

Edgewood has not yet implemented specific programs for composting, organic waste diversion, or waste-related emissions reduction. Developing these services or partnering with appropriate agencies, alongside educational campaigns and business waste diversion incentives, could significantly improve this sector's contribution to resilience and sustainability.

Water Resources

STRENGTHS

Edgewood's Water System Plan and Comprehensive Plan include policies for groundwater protection and water quality monitoring. Mt. View-Edgewood Water Company demonstrates strong operational practices, including metering, leakage tracking, and conservation-based demand projections. The City's emphasis on riparian protection and stormwater infiltration further supports ecological water management.

GAPS & OPPORTUNITIES

Despite these strengths, Mt. View-Edgewood Water Company does not formally assess future climate risks to water supply, such as seasonal variability or long-term drought. Incorporating adaptive strategies such as water reuse, decentralized stormwater systems, and demand reduction programs will be increasingly important as climate variability intensifies. Population growth projections should be updated for accuracy in current and future water system plans. Additionally, we recommend more research on how climate change is expected to impact aquifer recharge.

Zoning & Development

STRENGTHS

Edgewood employs zoning strategies that promote compact growth, protect critical areas, and incorporate low-impact development techniques. Overlay zones and design guidelines help align development with environmental protection goals. These approaches support hazard avoidance and minimize impervious surface coverage.

GAPS & OPPORTUNITIES

Many zoning policies are encouraged rather than required, and resilience considerations (e.g., wildfire buffers, heat-resilient landscaping, flood mitigation) are not consistently embedded in land use regulations. Codifying resilience strategies within the zoning code, such as requiring native green infrastructure, would create enforceable standards for future growth.

Climate-Resilient Municipal Code Updates

This preliminary review identifies potential opportunities to enhance Edgewood's Municipal Code in support of climate resilience and greenhouse gas mitigation. The findings should be validated through staff review and informed by a Climate Vulnerability Assessment.

Edgewood has incorporated a range of environmental considerations throughout its Municipal Code, including provisions for development standards, critical area protections, stormwater and sewer management, and public health. However, climate-specific considerations have not yet been integrated into the planning documents adopted by the Code or within the Code itself. Key climate drivers—such as rising temperatures and extremes, prolonged periods of drought and flooding, and increasing storm intensity—should be systematically incorporated into all planning and permitting processes. Several sections of the Municipal Code present clear opportunities to integrate best available climate science and support both climate adaptation and greenhouse gas mitigation:

- **Title 8: Health and Wellness** – While Pierce County's Health Code does not currently address climate hazards or emissions goals, Edgewood may adopt supplementary standards to reflect local priorities—particularly for waste and water systems. The hazardous vegetation removal chapter could also be updated to guide landowners in proactive climate-resilient vegetation management to reduce carbon emissions from vegetation removal.
- **Title 11: Sewer System General Provisions** – The Sewer System General Provisions chapter and General Sewer Plan should be revised to include flood frequency and intensity analysis and potential impacts on infrastructure.
- **Title 12: Streets, Sidewalks and Public Places** – Development standards for pathways and sidewalks that incorporate design to increase stormwater infiltration while still using low-maintenance surfacing.
- **Title 13: Surface Water Management and Site Development** – Stormwater regulations could require that engineering designs incorporate climate projections, including updated precipitation and runoff models. Funding mechanisms for surface water management should also reflect future flooding scenarios.
- **Title 14: Critical Areas** – Critical Area maps and setback requirements for wetlands, landslide zones, floodplains, and aquifer recharge areas could be updated to reflect the best available science as approved by the associated state departments.
- **Title 15: Buildings and Construction** – Expand provisions to support energy retrofits and climate-smart building practices, particularly for new development.
- **Title 16: Subdivisions** – New subdivisions, which often emphasize low-density residential development and car dependency, may be inconsistent with long-term climate goals. Opportunities exist to reconsider subdivision standards through a climate resilience lens.
- **Title 18: Development Standards** – Landscaping requirements should be updated to require native, drought-tolerant, and low water use plant species. Additionally, limiting new parking development could further support alternative transportation and reduce emissions.

Next Steps

CONDUCT A CLIMATE VULNERABILITY ASSESSMENT

Edgewood's next step is to conduct a climate vulnerability assessment to identify key areas for targeted climate adaptation and resilience planning. This policy audit evaluates the City's current adaptive capacity as reflected in local planning documents, including preparedness for emergencies, regulatory protections for natural areas and water resources, and existing design standards aimed at reducing greenhouse gas emissions in future development.

USE THIS POLICY AUDIT AND THE VULNERABILITY ASSESSMENT TO INFORM THE CLIMATE ELEMENT

This audit highlights policy gaps that can directly inform updates to the Comprehensive Plan and other relevant planning efforts. Updates to the Comprehensive Plan should consider that discrepancies may exist between adopted policies and their practical implementation. This audit can serve as a foundation for community engagement and dialogue to help close any gaps between written policy and action, and develop new, community-driven policies.

ALIGN EDGEWOOD'S MUNICIPAL CODE WITH THE CITY'S PLANNING OBJECTIVES

Edgewood can undertake a comprehensive code audit to identify and implement necessary amendments. This process should involve community engagement and interdepartmental coordination. By proactively updating the Municipal Code to reflect Edgewood's Comprehensive planning goals, Edgewood can enhance its resilience to climate change and promote sustainable development practices.

Funding Acknowledgment

The City of Edgewood's climate planning process is supported with funding from Washington's Climate Commitment Act (CCA). The CCA supports Washington's climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health. Information about the CCA is available at www.climate.wa.gov.





CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 14, 2025

Title: Climate Planning (HB 1181)

Attachments: Attachment 1: Draft Climate Impacts Draft
Attachment 2: Draft Gap Analysis and Policy Audit
Attachment 3: Climate Planning Public Participation Plan

Submitted By: Josh Kubitz, AICP – Planning Manager

Background Information:

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

HB 1181 is intended to improve the state's climate response through updates to the state's planning framework. The following are the key changes to RCW 36.70A:

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

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

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

Current Discussion:

The Commerce 2023–2029 Climate Planning Grant Program offers the City of Edgewood the opportunity to apply for up to \$500,000 to support implementation of HB 1181 by 2029. In 2024, Commerce invited Edgewood to apply for initial funding to begin the planning process. As a result, the City was awarded \$105,000 to complete the following deliverables:

- Draft Climate Impact Assessment
- Draft Comprehensive Plan Gap Analysis
- Climate Planning Public Participation Plan

City staff initially planned to pursue additional grant funding in 2025 and 2027 to complete further climate planning work. However, in May 2025, Commerce announced that the 2025–2027 grant cycle would be limited to counties and cities mandated to implement HB 1181 by 2027. Consequently, Edgewood is currently ineligible for further funding until 2027 or unless Commerce opens new grant opportunities.

In June 2025, Measure Meant finalized the Draft Climate Impact Assessment and Comprehensive Plan Policy Gap Analysis (see attached). These documents, along with the Climate Planning Public Participation Plan, were submitted to Commerce to satisfy the City's grant obligations. Additionally, Measure Meant provided:

- Recommended website updates
- A two-page climate impact summary (currently under staff review)
- Vulnerability Assessment Tool

Next Steps: Staff will update the climate planning webpage with the draft documents and continue monitoring new funding opportunities through Commerce. Due to current staffing limitations and lack of available funds, no additional climate planning activities are anticipated until new funding becomes accessible.

Staff Recommendation:

The Planning Commission is invited to review the attached documents.