



**CITY OF EDGEWOOD  
PLANNING COMMISSION MEETING AGENDA**

Monday, February 9, 2026 – 6:00 PM ♦ City Hall – 10440 Dom Calata Way E ♦ Edgewood, WA

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

Zoom Meeting ID: 970 6596 9184

- 1. CALL TO ORDER**
- 2. CONSENT AGENDA:** *All matters listed under Item 2, Consent Agenda, are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*
  - a.** Review Planning Commission meeting minutes from January 12, 2026
- 3. CITIZEN COMMENT PERIOD** *This portion of the meeting is reserved for the public to comment on items not on the agenda. It is not a back and forth, or an open discussion. If you wish to speak, please raise your hand and wait to be called on. Comments are limited to three minutes.*
- 4. PUBLIC HEARING**
  - a.** 2026 Annual Comprehensive Plan Amendment Docket
  - b.** Special Events Code
- 5. ACTION ITEMS**
  - a.** 2026 Annual Comprehensive Plan Amendment Docket
- 6. DISCUSSION ITEMS**
  - a.** Fence and Retaining Wall Code
  - b.** Special Events Code
- 7. STAFF UPDATES/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, January 12, 2026 – 6:00 PM ♦ City Hall –10440 Dom Calata Way E ♦ Edgewood, WA

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#### 1

#### CALL TO ORDER

Chair Overfield called the meeting to order at 6:00pm and led attendees in the Pledge of Allegiance.

**Present:** Carly Guillory, Joann Overfield, Lauren Roggenbuck, Jan Furey, Carly Lenoir, Tom Greene **Excused:** Leyla Church

#### 2

#### CONSENT AGENDA:

- a. Review Planning Commission meeting minutes from December 8, 2025

**Motion:** As read **Action:** Approved **Moved by:** Commissioner Furey **Seconded by:** Commissioner Lenoir **Motion Passed 6-0**

#### 3

#### CITIZEN COMMENT PERIOD

There were no citizen comments.

#### 4

#### DISCUSSION ITEMS

- a. 2026 Annual Comprehensive Plan Amendment Process

Staff presented an overview of the Annual Comprehensive Plan Amendment process as regulated under Edgewood Municipal Code (EMC) Chapter 18.60. The Planning Commission has authority to hold a public hearing on proposed amendments and provide a recommendation to the City Council.

- b. Special Events Code

Staff reviewed existing Temporary Use Permit requirements for special events under EMC 18.50.070 and noted that the current code lacks clarity specific to special events and is limited to Title 18. Staff presented a draft Special Events ordinance intended to provide clearer and more accessible permitting standards, based on a model ordinance from WCIA and examples from nearby jurisdictions. The draft would establish a separate special events permitting process and allow for a revised fee structure, as the current \$500 Temporary Use Permit fee is higher than those in surrounding jurisdictions. Staff also noted that EMC 12.10.045, adopted in 2024, addresses government-sponsored events in city parks but does not cover events on private property or within the public right-of-way. Revisions were made to the draft ordinance following prior Planning Commission feedback.

- c. Introduction — Fencing Regulations

Staff explained that EMC 18.90.060 regulates fences and “artificially constructed barriers,” but the code lacks clear definitions regarding fences and electric security systems. Existing definitions elsewhere in the code are limited in scope. Staff noted that this topic was previously introduced to the Planning Commission in September 2024 but deferred due to the Comprehensive Plan Periodic Update. Staff will review fencing

regulations from Tacoma, Sumner, and Auburn, as well as HB 1688, and return with proposed code revisions for future Planning Commission discussion.

**5**

**ADJOURN**

Chair Overfield adjourned the meeting at 6:38pm.



CITY OF EDGEWOOD  
STAFF REPORT  
PLANNING COMMISSION AGENDA ITEM

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Date: February 9, 2026  
Title: 2026 Annual Comprehensive Plan Amendments  
Preliminary Docket Hearing  
Attachments: N/A  
Submitted By: Jeremy Metzler, P.E. – Community Development Director  
Josh Kubitza, AICP – Planning Manager

Background Information:

Annual Comprehensive Plan Amendments are regulated under Edgewood Municipal Code (EMC) Chapter 18.60. The planning commission shall have the authority to hold the public hearing on any proposed comprehensive plan amendment(s), and to provide a recommendation to the city council (EMC 18.60.120(A)). Any interested person, including citizens, hearing examiners, staff of other agencies, planning commission and city council members, may suggest an amendment to the comprehensive plan (EMC 18.60.130(B)). Applications for amendments to the city's comprehensive plan may not be considered more frequently than once every year (EMC 18.60.130(C)), and all applications for comprehensive plan amendments shall be submitted to the planning director by December 31<sup>st</sup> of the previous year (EMC 18.60.130(D)).

The planning director is responsible for maintaining a preliminary docket, reviewing the suggested amendments, and preparing a staff report pursuant to EMC 18.60.140. The Planning Commission holds a public hearing to gather input on the preliminary docket and recommends it to the City Council for further consideration (EMC 18.60.160). The City Council then establishes the final docket through a resolution.

The Preliminary Docket currently includes the following requests:

Applicant Requests:

1. 25-001-Comp Plan: West Valley Highway East Comprehensive Plan Map Amendment and Rezone
2. 25-002-Comp Plan: Schober Comprehensive Plan Map Amendment and Rezone

Placement on the "final docket" does not guarantee approval. It merely means that the proposal will undergo further analysis by City staff and the Planning Commission. The final recommendation from the Planning Commission will be considered by the City Council. Only proposals placed on the "final docket" will be considered for adoption.

The annual comprehensive plan docket provides a process for considering changes between the 10-year periodic updates to the Comprehensive Plan. In addition, certain development regulations may need to be updated to ensure consistency with the Comprehensive Plan and compliance with the Growth Management Act. These regulatory updates do not need to be included in the official annual docket. The following items are slated to be reviewed by staff for development code amendments this year:

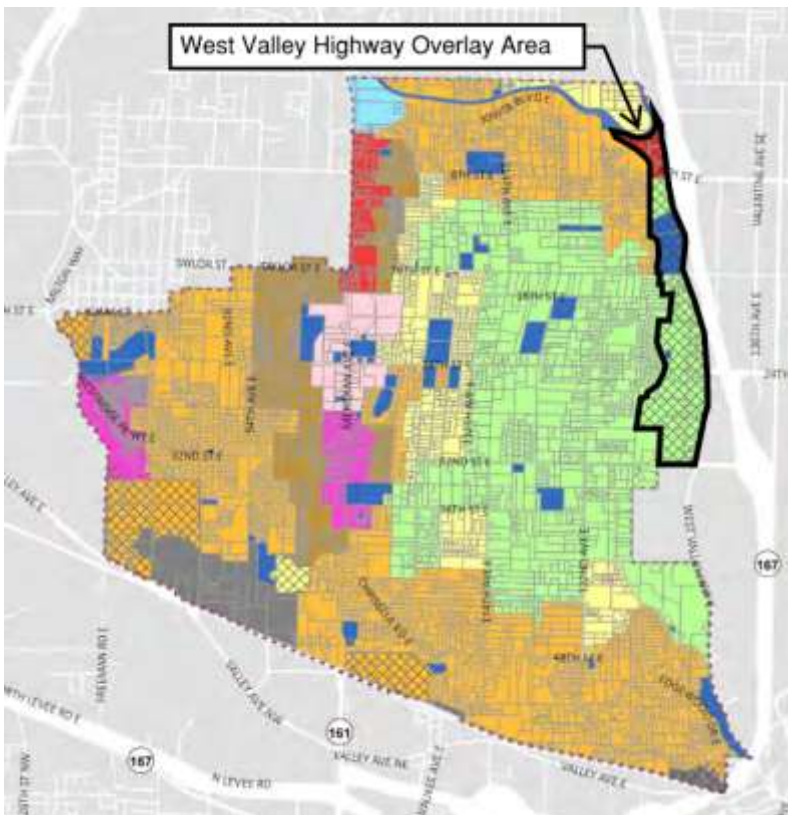
1. Lot splitting development regulations amendments for consistency with HB 1096
2. Binding site plan development regulations amendments for consistency with SB 5611
3. Childcare centers development regulations amendments for consistency with SB 5509
4. Revision to EMC 18.60 Amendments to the Comprehensive Plan and Development Regulations.

Preliminary Docket Discussion:

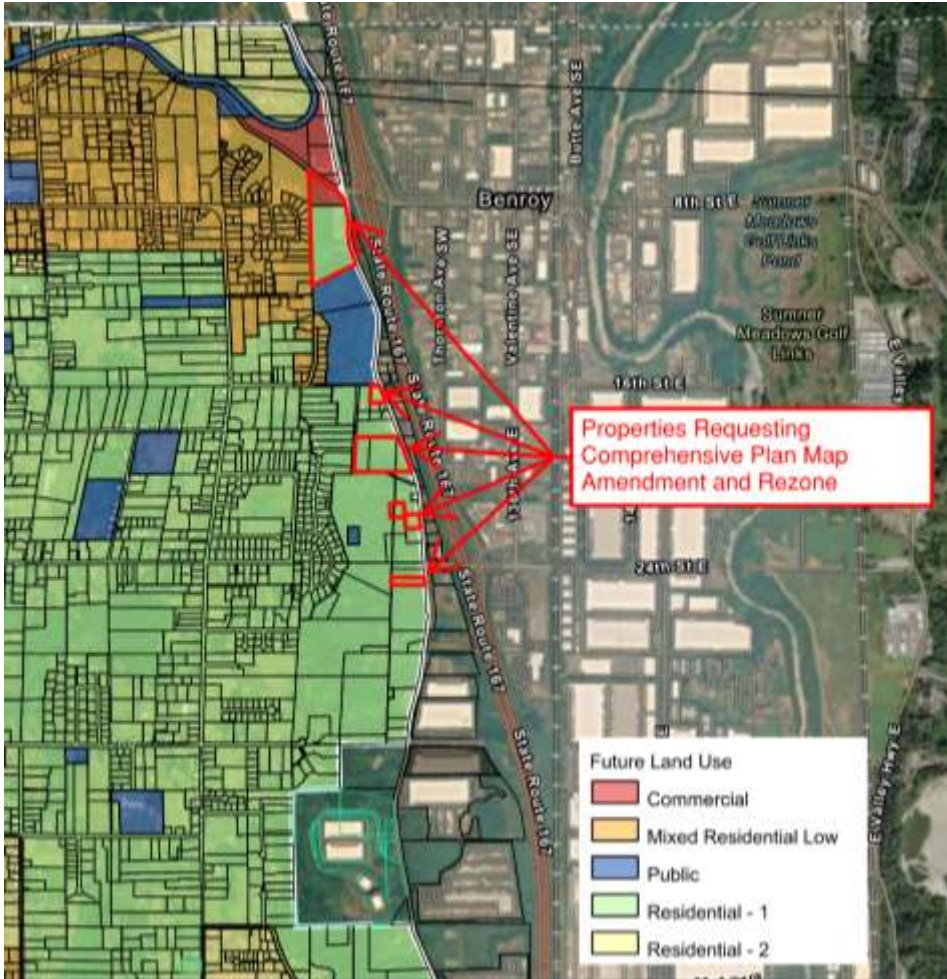
The following is a brief overview and response to the Preliminary Docket criteria (EMC 18.60.140) for each proposed item:

1. 25-001-Comp Plan: West Valley Highway East Comprehensive Plan Map Amendment and Rezone:

Proposal: Change the Future Land Use Map and Current Zoning Map designations within the West Valley Highway Overlay Area from Residential/Commercial to Industrial. The goal is to be consistent with the West Valley Highway Land Use Study done by SCJ Alliance in 2025. The proposed study area is provided below:



A total of 7 property owners within the West Valley Highway Overlay Area have requested the proposed Comprehensive Plan Map Amendment and Rezone, as shown below:



Criteria 1 – *Need and Urgency.*

*Staff Analysis.* The zoning along the West Valley Highway is primarily residential, with most areas designated for single-family housing. However, a few properties are zoned for commercial and public uses. Since 2015, several property owners and prospective developers have requested or inquired about allowing non-residential uses along the West Valley Highway. This interest stems from the proximity to State Route 167 and neighboring cities – Sumner and Pacific – which have zoned adjacent areas for industrial and commercial uses. Notably, the City of Sumner has substantially developed industrial uses along its side of West Valley Highway. The adjacent industrial development and heavy vehicle traffic conditions negatively impact the residences with noise and air quality impacts.

Given these factors, staff believes it is urgent to review the land uses in this area and consider a Comprehensive Plan Map Amendment. This review is necessary for the continued use and development of the area to the benefit of the community and property owners.

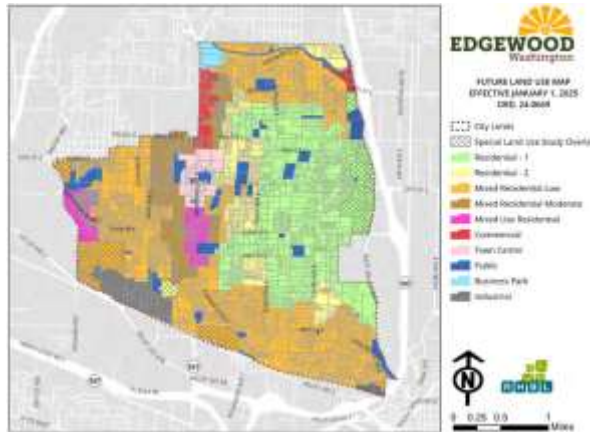
*Criteria 2 – Appropriateness:*

*Staff Analysis:* The proposed land use study and associated Comprehensive Plan Map Amendment for the West Valley Highway area were identified in the 2024 Comprehensive Plan under Land Use Goal 1.b, and is thereby appropriate. The goal, along with the land use analysis intent and relevant map, are provided below for context:

LU.1.b: Use the Future Land Use Map that is adopted as part of this plan to guide land use and development regulations, and update it as needed (Figure 3).

*The City is planning to study the feasibility of changing land use designations in the Special Land Use Study Overlay shown on the Future Land Use Map (Figure 3). A number of factors have led to interest in possible redesignation of land uses (together with zoning and allowed uses) in the overlay areas.*

2024 Comprehensive Plan Figure 3:



*Criteria 3 – The availability of sufficient planning staff to substantively review the suggested amendments and manage the public review process with available staff.*

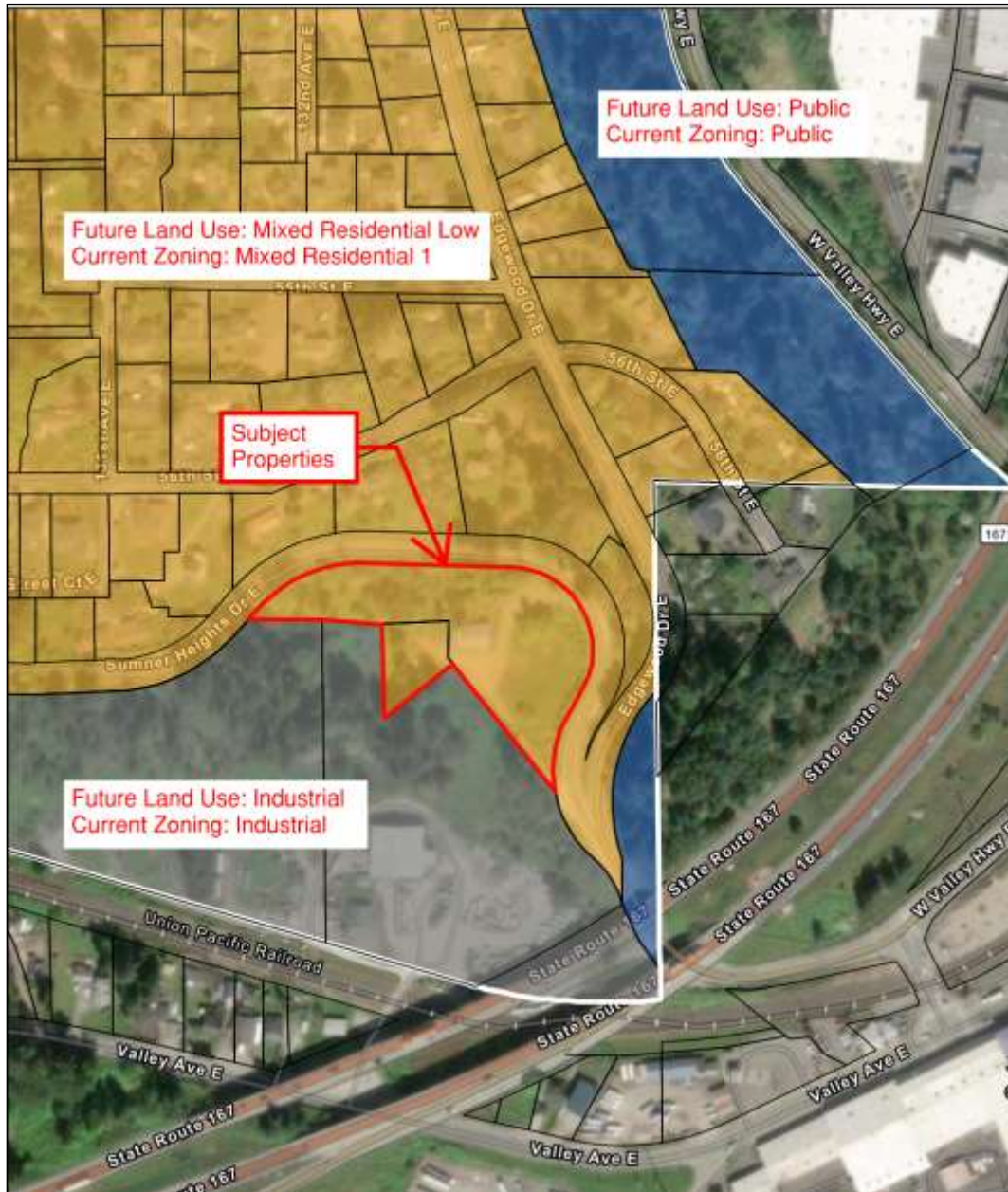
*Staff Analysis:* Planning staff continue to work on a variety of project permits, development code updates requested by City Council, and Climate Planning efforts, but most of the work on this effort was completed in 2025. This along with the property owners' interest in completing this effort, staff anticipates being able to manage the public review and agency coordination process, with final review and completion of the associated Comprehensive Plan Map Amendment, if the Planning Commission and City Council determine that this proposal is a priority.

*Criteria 4 – Anticipated planning costs and budget for processing the suggested amendments:*

*Staff Analysis:* This applicant-initiated proposal includes the receipt of \$8,715 in permit processing fees, which will compensate for staff review time and public engagement. No additional costs are anticipated for this effort at this time.

2. 25-002-Comp Plan: Schober Comprehensive Plan Map Amendment and Rezone:

Proposal: Change the Future Land Use Map and Current Zoning Map designations on Parcel Nos. 042023-4111 and -4144 to Industrial. The goal is to update the 2024 Comprehensive Plan Future Land Use Map and Current Zoning Map accordingly. The proposed study area is provided below:



Criteria 1 – *Need and Urgency.*

*Staff Analysis:* The future land use designation and zoning for these parcels is currently residential, as adopted with the 2024 Comprehensive Plan and consistent with properties to the north and east. The property is accessed from Sumner Heights Drive East, which is a low-volume Local Roadway originally constructed with concrete panels a century ago. Abutting property to the south and southwest are currently industrial, and commercial truck access is provided to that site from Sumner Heights Drive East about 320 feet south of the proposal site, south of its intersection with Edgewood Drive East, a Minor Arterial. There is one other residence accessed from Sumner Heights Drive East near the proposal site, with no others accessed from Sumner Heights Drive East within 900 feet of the proposal site.

Given these factors, staff believes it is urgent to review the land uses for this proposal site and consider a Comprehensive Plan Map Amendment. This review is necessary for the continued use and development of the area to the benefit of the community and property owners.

Criteria 2 – *Appropriateness.*

*Staff Analysis:* The proposal site is within another area identified for land use study and map amendment in the 2024 Comprehensive Plan under Land Use Goal 1.b, and is thereby appropriate. The goal, along with the land use analysis intent and relevant map, are provided above under Preliminary Docket Item #1 for context.

Criteria 3 – *The availability of sufficient planning staff to substantively review the suggested amendments and manage the public review process with available staff.*

*Staff Analysis:* Planning staff continue to work on a variety of project permits, development code updates requested by City Council, and Climate Planning efforts, but the applicant has already prepared substantive materials in support of this effort. Therefore, staff anticipates being able to manage the public review and agency coordination process, with final review and completion of the associated Comprehensive Plan Map Amendment, if the Planning Commission and City Council determine that this proposal is a priority.

Criteria 4 – *Anticipated planning costs and budget for processing the suggested amendments:*

*Staff Analysis:* This applicant-initiated proposal includes the receipt of \$8,715 in permit processing fees, which will compensate for staff review time and public engagement. No additional costs are anticipated for this effort at this time.

Staff Recommendation:

Staff is recommending that the Planning Commission consider the 2026 Annual Comprehensive Plan Amendments Preliminary Docket in its entirety as presented above in their recommendation to City Council.

Public Hearing:

The Planning Commission will hold a public hearing this evening to solicit public input on the establishment of the Preliminary Docket for the City's 2026 Annual Comprehensive Plan Amendment process, per EMC 18.60.160.



CITY OF EDGEWOOD  
STAFF REPORT  
PLANNING COMMISSION AGENDA ITEM

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Date: February 9, 2026  
Title: Special Events Code – Public Hearing  
Attachments: Attachment A - DRAFT Ordinance 26-0xxx  
Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

Edgewood Municipal Code (EMC) currently requires a Temporary Use Permit for special events. EMC 18.50.070(A) states:

*The provisions of this section are designed to provide standards and criteria for temporary relief to situations resulting from strict application of this title. Provisions authorizing temporary uses are intended to permit occasional temporary uses, activities and structures when consistent with the purpose of this title and when compatible with the general vicinity and adjacent uses.*

EMC 18.50.070(B) proceeds to list various temporary uses and activities that might be considered special events, including but not limited to:

- Circuses, carnivals, rodeos, fairs or similar transient amusement or recreational activities,
- Indoor or outdoor art and craft shows and exhibits,
- Indoor or outdoor special sales, including swap meets, flea markets, parking lot and sidewalk sales, warehouse sales or similar activities, limited to locations on nonresidential lots in commercial or industrial districts, and when operated not more than 10 days in the same month, unless otherwise permitted by the city,
- Seasonal retail sales of agricultural or horticultural products raised or produced on individual farms, and
- Neighborhood or community garage sales, moving sales and similar activities for the sale of personal belongings when operated not more than three days in the same week or more than twice in the same calendar year.

While this section of code provides reasonable guidance for temporary uses in general, staff has found in practice that it lacks clarity relating to special events and only pertains to the regulations contained in Title 18. The attached draft code provides more clarity for special events without confusing or overburdening the temporary use code provisions, developed by using the model ordinance from the City's insurance pool, as well as considering example codes from other nearby jurisdictions.

Furthermore, the application review fee for a Temporary Use Permit is currently \$500, while review fees for special event permits in neighboring jurisdictions are significantly lower, possibly in an effort to

recognize the economic development and community value these events provide. Creating a new section of code specific to special event permitting will allow for a new fee to be established.

Finally, in 2024 the City Council adopted EMC Section 12.10.045, Government sponsored or co-sponsored events in city parks. This was a stop-gap measure to more appropriately administer special events on city-owned park property, but it does not address special events held on private property or in public right-of-way.

Staff presented the attached draft ordinance for review and consideration by the Planning Commission at last month's meeting. Taking the model ordinance provided by WCIA, staff's intent is to formalize a more accessible and comprehensive alternative to the Temporary Use Permit process for special events. Staff has incorporated some suggested provisions from other agency examples into the draft ordinance, and staff proposes striking conflicting provisions from the temporary use regulations under Title 18 as shown.

Tentative Schedule:

*December 8, 2025 – Planning Commission Introduction (COMPLETE)*

*January 12, 2026 – Planning Commission Discussion (COMPLETE)*

*January 23, 2026 – SEPA Issuance and Comment Period (COMPLETE)*

February 9, 2026 – Planning Commission Public Hearing

March 9, 2026 – Planning Commission Recommendation

March 17, 2026 – City Council Study Session Introduction

March 24, 2026 – City Council Regular Meeting and Potential Action

Current Discussion:

This is the Planning Commission Public Hearing for the draft Special Events process and associated code amendments. Following staff's brief presentation on the draft amendments, the public may submit written or oral 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 comments regarding the proposed draft Special Events process and associated code amendments to EMC Titles 5 and 18.

**ORDINANCE NO. 26-0xxx**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, CREATING EDGEWOOD MUNICIPAL CODE CHAPTER 5.12, SPECIAL EVENTS PERMITTING; AMENDING EDGEWOOD MUNICIPAL CODE SECTION 18.50.070, TEMPORARY USE PERMITS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, there has been express interest in community events, such as parades, fun runs, and other organized events, within the City of Edgewood; and

**WHEREAS**, while the City has regulations for temporary use permits, it currently lacks a special events permitting ordinance to ensure the appropriate public services (such as traffic control) are available for such events; and

**WHEREAS**, the City Council of the City of Edgewood finds it in the interest of the public health and safety to amend the Edgewood Municipal Code to provide for clear, uniform-consistent policies and procedures for Special Events permitting;

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

**Section 1.** New EMC Ch. 5-12.09, Special Events Permitting, Adopted. The City of Edgewood Municipal Code (EMC) is hereby amended by adoption of a new EMC Chapter 5-12.09, Special Events Permitting, to read in the form included on Exhibit A, attached hereto and incorporated by reference.

**Section 2.** EMC Section 18.50.070 Amended. In order to ensure clarity and consistency, EMC Section 18.50.070, Temporary use permits, is hereby amended as detailed in Exhibit B, attached hereto and incorporated by reference.

**Section 2.** Section 3. EMC Section 12.10.045 Amended. In order to ensure clarity and consistency, EMC Section 12.10.045, Government sponsored or co-sponsored events in city parks, is hereby amended as detailed in Exhibit C, attached hereto and incorporated by reference.

**Section 3.** Section 4. Corrections. Upon the approval of the city attorney and/or the city clerk, the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

**Section 4.** Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

~~Section 5.~~Section 6. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after publication as provided by law.

PASSED BY THE CITY COUNCIL ON **THE 24TH DAY OF MARCH, 2026**

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Dave Olson, Mayor

ATTEST/AUTHENTICATED:

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Jill Schwerzler-Herrera, CMC  
City Clerk

APPROVED AS TO FORM:

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Mali C. Barber, City Attorney

*Date of Publication:* 03/27/2026  
*Effective Date:* 04/01/2026

NEW Chapter **5.1212.09**  
SPECIAL EVENTS PERMITTING

**5.1212.09.010 Purpose and intent.**

The purpose of this chapter is to provide reasonable supervision of any movement of persons or vehicles within the limits of the city by way of runs, parades, street dances, and **other similar** special events, for the protection of persons and property. The intent of this chapter is to allow community-based organizations to sponsor special events on public thoroughfares and in parks, and to provide guidelines that protect the public's health, safety and welfare. **Events held on private property that may affect or impact public property or thoroughfares may be subject to the Temporary Use Permit requirements under EMC 18.50.070.**

**5.1212.09.020 Definitions.**

“Applicant” means any person or organization who seeks a Special Event permit from the City to conduct or sponsor a Special Event governed by this section. An Applicant must be 18 years of age or older.

“City” means the City of Edgewood.

“Event Sponsor” means the Person responsible for the Special Event to be held.

“Person” means any person, firm, partnership, association, corporation, company, or organization of any kind.

“Significant Impact on City Services” means a material increase in the amount, scope, or level of necessary fire, police, traffic control, crowd control, or other public services above those that would normally be required without the **Special E**vent. With respect to police resources, significant impact on City services means resources for crowd management or traffic control required for the **Special E**vent over and above the normal deployment of police in that geographic area of the City at the time of day during which the **Special E**vent will occur.

“Significant Impact on Public Property” means an **Special E**vent would preclude in whole or in substantial part the public's normal and customary use of such public property, including but not limited to, public rights-of-way.

“Special Event(s)” include any activity which is to be conducted on **public city-owned** property (including a public right-of-way); ~~any event held on private property which that~~ would have a direct significant impact on traffic congestion, or traffic flow to and from the event over public streets or rights-of-way; ~~or which would cause a Significant Impact on Public Property near the event;~~ or **which** would require a Significant Impact on City Services, such as police, fire, or medical aid. Any event on private property ~~which that~~ involves an open invitation to the public to attend or events where the attendance is by private invitation of 100 or more people are each presumed to be an event that will have a Significant Impact on Public Property or Significant Impact on City Services, **and are subject to the Temporary Use Permit requirements under EMC 18.50.070.** Special Events **may** include but are not limited to: fun runs/walks, athletic competitions, auctions, bike-a-thons, public fundraisers, parades, carnivals, festivals, shows or exhibitions, film/movie events, circuses, block parties and fairs.

“Special Events Protected Under the First and/or Fourteenth Amendments” include any event involving political or religious activity intended primarily for the communication or expression of ideas.

“Use” shall mean to construct, erect, or maintain in, on, over or under any street, right-of-way, park or other public place, any building, structure, sign, equipment or scaffolding, to deface any public right-of-way by painting, spraying or writing on the surface thereof, or to otherwise occupy in such a manner as to obstruct the normal public use of any public street, right-of-way, park or other public place within the City, including a use related to Special Events.

**5.1212.09.030 Permit required.**

A. A Special Event permit is required for any Special Event **as defined herein**. A safety plan is required to be submitted with an application for a Special Event permit and the appropriate application fee set forth in the City's

1 fee schedule. Such Special Event permit and safety plan shall be in addition to any street ~~or park~~ use, or any other  
2 regular permits as may be required by ordinance.

3 B. For Special Events Protected Under the First and/or Fourteenth Amendments, the Special Event permit  
4 application shall be processed reasonably promptly, without charging a fee, and without imposing conditions that  
5 impermissibly infringe upon constitutionally protected rights (EMC 12.09.070).

6 C. Exemptions: A Special Event permit will not be required for the following activities on city-owned property or  
7 public right-of-way:

8 1. Special Events that occur exclusively on City property and are sponsored or conducted in full by the City of  
9 Edgewood pursuant to EMC 12.10.045;

10 2. Funeral and wedding processions;

11 3. Groups required by law to be so assembled;

12 4. Gatherings of 350 or fewer people outside of public right-of-way in a City park, unless merchandise or  
13 services are offered for sale or trade; and

14 ~~5. Temporary sales conducted by businesses, such as holiday sales, grand opening sales, or anniversary sales;~~

15 ~~6. Garage sales and rummage sales; and~~

16 ~~7.5.~~ The exhibition of films or motion pictures outside of public right-of-way.

17 D. Any person desiring to sponsor a Special Event must apply for a Special Event permit by filing an application  
18 with the City at least thirty (30) days, but no more than 365 days, prior to the date on which the event is to occur,  
19 unless a shorter timeframe is permitted by this Chapter.

20 E. Waiver of Application Deadline. Upon a showing of good cause or at the discretion of the City, the City shall  
21 consider an application that is filed after the filing deadline if there is sufficient time to process and investigate the  
22 application and obtain police and other City services for the Special Event. Good cause can be demonstrated by the  
23 Applicant showing that the circumstance that gave rise to the permit application did not reasonably allow the  
24 participants to file within the time prescribed, and the event is a Special Event Protected Under the First and/or  
25 Fourteenth Amendments.

26 F. Issuance of a Special Event permit under this chapter does not obligate or require the City to provide services,  
27 equipment, or personnel in support of a Special Event.

28 **5.1212.09.040 Grounds for denial of application.**

29 A. The City may deny an application for a Special Event permit if:  
30

31 1. The Applicant provides false or misleading information;

32 2. The Applicant fails to complete the application or to supply other required information of documents or the  
33 Applicant declares or shows an unwillingness or inability to comply with the reasonable terms or  
34 conditions contained in the proposed permit;

35 3. The proposed Special Event would conflict with another proximate Special Event, interfere with  
36 construction or maintenance work in the immediate vicinity, or unreasonably infringe upon the rights of  
37 abutting property;

38 4. The proposed Special Event would unreasonably disrupt the orderly or safe circulation of traffic and would  
39 present an unreasonable risk of injury or damage to the public; or

1           5. There are not sufficient safety personnel or other necessary City staff to accommodate the Special Event.

2           B. In the event either subsection (3) or (4) above applies, the City shall offer the applicant the opportunity to submit  
3 an alternative date, time, or place for the proposed Special Event before denying the application.

4           **5.1212.09.050 Permit conditions.**

5  
6           A. The City may condition the issuance of a Special Event permit by imposing reasonable requirements concerning  
7 the time, place, and manner of the event, and such requirements as are necessary to protect the safety and rights of  
8 persons and property, and the control of traffic. The City may apply the following conditions to all Special Event  
9 permits:

- 10           1. Alteration of the time, place, and manner of the Special Event proposed on the application;
- 11           2. Conditions concerning the area of assembly and disbanding of an event occurring along a route; and/or
- 12           3. Conditions concerning accommodation of pedestrians or vehicular traffic, including restricting the Special  
13 Event to only a portion of the street or right-of-way.

14           B. Further, conditions that may be applied to all Special Events that are not Special Events Protected Under the First  
15 and/or Fourteenth Amendments include, but are not limited to:

- 16           1. Requirements for the use of traffic cones or barricades;
- 17           2. Requirements for the provision of first aid and/or sanitary facilities;
- 18           3. Requirements for use of event monitors and providing notice of permit conditions to event participants;
- 19           4. Restrictions on the number and type of vehicles, animals, or structures at the event, and inspection and  
20 approval of floats, structures, and decorated vehicles for fire safety;
- 21           5. Compliance with animal protection ordinances and laws;
- 22           6. Requirements for use of garbage containers, cleanup, and restoration of City property;
- 23           7. Restrictions on the use of amplified sound and compliance with noise ordinance, regulations, and laws;
- 24           8. Notice to affected residents and/or businesses regarding any activity ~~which that~~ would require a street  
25 closure or may otherwise impede reasonable access to their homes and/or businesses no less than 10 days  
26 before the event, including the date, time, and general purpose of said event;
- 27           9. Restrictions on the sale and/or consumption of alcohol;
- 28           10. Elimination of an activity ~~which that~~ cannot be mitigated to a point as to ensure public safety and welfare,  
29 or ~~which that~~ causes undue liability risk to the City;
- 30           11. Requirements regarding the use of City personnel and equipment;
- 31           12. Requirements for liability insurance and additional insured endorsement naming the City as an additional  
32 insured;
- 33           13. Requirements for a City of Edgewood business license endorsement pursuant to EMC 5.05.040;
- 34           14. Compliance with any other applicable federal, state, or local law or regulation; and/or
- 35           15. Payment of Special Event fees.

1 **5.1212.09.060 Appeal procedure.**

2  
3 A. The Applicant shall have the right to appeal the denial of a Special Event permit or a permit condition. The  
4 Applicant shall also have the right to appeal the amount of fees or clean-up deposits imposed, or a determination by  
5 the City that the submitted insurance does not comply with the requirements specified within this Chapter.

6 B. An Administrative Appeal shall be filed with the City Clerk within three (3) business days after receipt of a  
7 notice of denial or permit conditions from the City. The Appeal shall set forth the specific grounds for the appeal  
8 and attach any relevant documents for consideration. It shall also be accompanied by the requisite appeal fee, as set  
9 by the City's fee schedule. The City Clerk shall forward the Appeal to the Mayor, who shall hear the appeal on the  
10 record provided from the designated City official. The hearing shall be scheduled no later than thirty (30) days after  
11 receipt of a timely and proper Appeal.

12 **5.1212.09.070 Special events protected under the First and/or Fourteenth Amendments.**

13  
14 No fee (EMC 12.09.100), deposit (EMC 12.09.110), indemnification agreement (EMC 12.09.080), or insurance  
15 requirement (EMC 12.09.090) shall be imposed when prohibited by the First and/or Fourteenth Amendment to the  
16 United States Constitution. Special Events for political, ~~or~~ religious, or other expressive activity intended primarily  
17 for the communication or expression of ideas shall be presumed to be Special Events Protected Under the First and/or  
18 Fourteenth Amendments. Nonexclusive factors that may be considered in evaluating whether or not an event is a  
19 Special Event Protected Under the First and/or Fourteenth Amendments: the nature of the event, the extent of  
20 commercial activity, such as the sales of food, goods, and services, product advertising or promotion, or other business  
21 participation in the event, the use or application of any funds raised, if part of any annual tradition or series, previous  
22 events in the sequence, and the public perception of the event.

23  
24 **5.1212.09.080 Indemnification agreement.**

25  
26 Prior to the issuance of a Special Event permit ~~for a Special Event that is not a Special Event Protected Under the First~~  
27 ~~and/or Fourteenth Amendments~~, the Event Sponsor must agree to reimburse the City for any costs incurred by it in  
28 repairing damage to City property and indemnify, defend, and hold the City, its officers, employees, volunteers and  
29 agents harmless from all causes of action, claims, or liabilities occurring in connection with the permitted event, except  
30 those which that occur due to the City's sole negligence. Such indemnification agreement must be in a form acceptable  
31 to the City Attorney and the City's Risk Manager.

32  
33 **5.1212.09.090 Insurance.**

34  
35 Insurance with limits and scope of coverage as determined appropriate by the City's Risk Manager shall be required  
36 for all approved Special Events ~~for which doing so is not prohibited by the First and/or Fourteenth Amendments~~.  
37 Written proof of such insurance shall be provided prior to permit issuance. The insurance policy shall be written on  
38 an occurrence basis, shall name the City as an additional insured using ISO form CG 20 26, or coverage at least as  
39 broad, shall be written for a period not less than twenty-four (24) hours prior to the event and extending for a period  
40 not less than twenty-four (24) hours following the completion of the event. The Applicant and/or Event Sponsor shall  
41 provide the City and all Additional Insureds for the Special Event with written notice of any policy cancellation as  
42 soon as practicable within ~~two business days of~~ their receipt of such notice.

43  
44 **5.1212.09.100 Fees for city services.**

45  
46 A. Upon approval of an application for a Special Event permit ~~for a Special Event that is not a Special Events Protected~~  
47 ~~Under the First and/or Fourteenth Amendments~~, the City ~~shall~~ may provide the Applicant with an estimated cost of  
48 providing City personnel and equipment for the Special Event. ~~When said estimate is provided,~~ the Applicant/Event  
49 Sponsor shall prepay these estimated costs no later than ten (10) days prior to the Special Event. City services and  
50 equipment may include, but are not limited to: the use of police officers and public employees for traffic and crowd  
51 control, pickup and delivery of traffic control devices, picnic tables, extraordinary street sweeping, and any other  
52 needed, requested, or required City services and the cost of operating the equipment to provide such services.  
53

1 B. If the actual cost for City services and equipment on the date (s) of the Special Event is less than the estimated cost,  
2 the City will refund the difference to the Applicant/Event Sponsor in a timely manner. If the actual cost for City  
3 services and equipment on the date(s) of the Special Event is greater than the estimated cost, the Applicant/Event  
4 Sponsor will be billed for the difference.

5  
6 **5.1212.09.110 Cleanup deposits.**

7  
8 A. The Applicant/Event Sponsor of a Special Event ~~that is not a Special Event Protected Under the First and/or~~  
9 ~~Fourteenth Amendments~~, involving the sale of food or beverages for immediate consumption, erection of structures,  
10 horses or other large animals, water aid stations, or any other event likely to create a substantial need for cleanup, shall  
11 be required to provide a cleanup deposit prior to the issuance of a Special Event permit. The amount of the deposit  
12 will be established by condition of the permit.

13  
14 B. The cleanup deposit will be returned after the Special Event if the area used for the permitted Special Event has  
15 been cleaned and restored to the same condition as existed prior to the Special Event.

16  
17 C. If the property used for the Special Event has not been properly cleaned or restored, the Applicant/Event Sponsor  
18 shall be billed for the actual cost by the City for cleanup and restoration. The cleanup deposit shall be applied toward  
19 the payment of the bill.

20  
21 **5.1212.09.120 Revocation of permits.**

22  
23 Any permit issued under this chapter may be summarily revoked by the City at any time when, by reason of disaster,  
24 public calamity, riot or other emergency or exigent circumstances, the City determines the safety of the public or  
25 property requires such immediate revocation. The City may also summarily revoke any permit issued pursuant to this  
26 ordinance if the City finds that the permit has been issued based upon false information, when the permittee exceeds  
27 the scope of the permit or fails to comply with any condition of the permit, or when the Special Event is being  
28 conducted in violation of any law. Notice of such action revoking a permit shall be delivered in writing to the permittee  
29 via personal service, electronic mail, or hard copy mail to the address provided in the permit application.

30  
31 **5.1212.09.130 Violation – Penalty.**

32  
33 A. It shall be unlawful for any person to sponsor or conduct a Special Event in violation of this Chapter or the terms  
34 and conditions of any permit.

35  
36 B. Any person or organization violating the provisions of this chapter shall be guilty of a misdemeanor, and upon  
37 conviction thereof, shall be subject to a penalty of a fine of not more than five hundred dollars or by imprisonment of  
38 not more than ninety days, or both such fine and imprisonment. In addition, each and every day during any portion of  
39 which any violation of any provision of this chapter is committed, continued or permitted by any person constitutes a  
40 separate offense.

41  
42 **5.1212.09.140 Rules and regulations.**

43  
44 The Mayor, or designee, is authorized to promulgate additional rules and regulations that are consistent with and that  
45 further the terms and requirements set forth within this chapter and the provisions of law that pertain to the conduct  
46 and operation of a Special Event.

1 Chapter 18.50  
2 DISCRETIONARY PERMITS AND ADMINISTRATIVE DECISIONS – REVIEW CRITERIA  
3

4 ...  
5

6 **18.50.070 Temporary use permits.**  
7

8 A. The provisions of this section are designed to provide standards and criteria for temporary relief to situations  
9 resulting from strict application of this title. Provisions authorizing temporary uses are intended to permit occasional  
10 temporary uses, activities and structures on property that is not owned by the city when consistent with the purpose  
11 of this title and when compatible with the general vicinity and adjacent uses. Special Events may be held on city-  
12 owned property and are further defined and regulated under EMC Chapter 12.09.

13 B. The following types of temporary uses, activities and associated structures that are not otherwise classified as  
14 Special Events may be authorized on property that is not owned by the city, subject to specific limitations in this  
15 section and such additional conditions as may be established by the community development director or designee:

- 16 1. Model homes or apartments and related real estate sales and display activities located within the  
17 subdivision or residential development to which they pertain.
- 18 2. Contractor's office, storage yard and equipment parking and servicing on the site of an active construction  
19 project.
- 20 3. Circuses, carnivals, rodeos, fairs or similar transient amusement or recreational activities.
- 21 4. Indoor or outdoor art and craft shows and exhibits.
- 22 5. Christmas tree sales lots limited to location on nonresidential lots in Commercial, Business Park or  
23 Industrial zoning districts.
- 24 6. Mobile home residences used for occupancy by supervisory and security personnel on the site of an active  
25 construction project.
- 26 7. Indoor or outdoor special sales, including swap meets, flea markets, parking lot and sidewalk sales,  
27 warehouse sales or similar activities, limited to locations on nonresidential lots in commercial or industrial  
28 districts, and when operated not more than ~~10~~ seven (7) consecutive days in a 28-day period the same  
29 month, unless otherwise permitted by the city.
- 30 8. Temporary use of mobile trailer units or similar portable structures for nonresidential purposes, located in  
31 districts where the intended use is permitted.
- 32 9. Seasonal retail sales of agricultural or horticultural products raised or produced on individual farms.
- 33 10. Neighborhood or community garage sales, moving sales and similar activities for the sale of personal  
34 belongings when operated not more than ~~three~~ five days in the same week or more than ~~twice~~ four times in  
35 the same calendar year.
- 36 11. The community development director or designee may authorize additional temporary uses not listed in this  
37 subsection when it is found that the proposed uses are in compliance with the requirements and findings of  
38 this section.
- 39 12. Temporary Housing Unit. A temporary housing unit may be placed on a lot or tract of land in any zone for  
40 occupancy during the period of time necessary to construct a permanent use or structure on the same lot or  
41 tract or abutting property leased or owned by the applicant. Existing dwelling units may be converted to a  
42 temporary housing unit. A temporary housing unit is subject to the following:

- 1 a. The unit shall be removed from the site within 60 days after final inspection of the project, or within  
2 one year from the date the unit is first moved to the site, whichever may occur sooner. The unit is not  
3 located in any required yard.
- 4 b. A temporary permit shall be issued by the building division prior to occupancy of the unit on the  
5 construction site.
- 6 13. Temporary Housing Units – Relatives. Temporary housing units are permitted in all zones as follows:
- 7 a. A temporary housing permit for a temporary housing unit may be issued by the building division if the  
8 applicant can satisfy the criteria set forth in subsection (B)(13)(b) of this section and attests by affidavit  
9 that:
- 10 i. The information furnished with the application is true and correct.
- 11 ii. The standards and conditions set forth in the permit will remain satisfied as long as the temporary  
12 housing unit remains on the site.
- 13 b. The following are the minimum standards applicable to temporary housing units:
- 14 i. The temporary housing unit shall be occupied by not more than two individuals who are close  
15 relatives of the occupants of the principal dwelling.
- 16 ii. An occupant of the temporary housing unit because of age, disability, prolonged infirmity, or other  
17 similar incapacitation is unable to independently maintain a separate type of residence without  
18 human assistance.
- 19 iii. The temporary housing unit must bear the Housing and Urban Development (HUD) 3280 seal.
- 20 iv. In the event the health department requires the installation of separate water supply and/or  
21 sewerage disposal systems, said requirements shall not at a later time constitute grounds for the  
22 continuance or permanent location of a temporary housing unit beyond the length of time  
23 authorized in the permit or renewal of said permit.
- 24 v. Prior to the issuance of a temporary housing permit, the city shall review the application and may  
25 require the installation of such fire protection/detection equipment as may be deemed necessary as  
26 a condition to the issuance of the temporary housing permit.
- 27 vi. The temporary housing unit shall be removed from the lot or tract of land not more than 60 days  
28 from the date the temporary permit expires or occupancy ceases.
- 29 c. Renewals. Temporary housing permits shall be valid for the period of time the parent or close relative  
30 resides in the temporary housing unit; provided, that after obtaining initial approval, annual renewals  
31 of the temporary housing permit must be obtained from the building code official or designee. When  
32 obtaining a renewal, the building code official or designee shall confirm by affidavit from the applicant  
33 that the requirements specified herein are satisfied. Application for renewals must be made 60 days  
34 before the expiration of the current permit. Renewals of said permits shall be automatically granted if  
35 the applicant is in compliance with the provisions herein and no notice of such renewal is required.
- 36 14. Hosting the homeless by a religious organization is permitted for a total of six (6) months during a year,  
37 with a three (3) month separation required between continuous hosting terms of a maximum of four (4)  
38 months at any one (1) time in compliance with RCW 35.21.915 and RCW 36.01.290.
- 39 C. Application and Authorization.
- 40 1. A temporary use permit is a Process I application type and subject to all the procedural requirements  
41 applicable to this application type.

1 2. Complete applications for temporary use permits shall be filed with the community development  
2 department. Application shall be made at least 15 days prior to the requested date for commencement of the  
3 temporary use.

4 3. ~~Unless otherwise stated herein, any~~ temporary use authorized pursuant to this section shall be subject to  
5 all of the applicable standards of subsection (D) of this section, and shall not be exempted or relieved from  
6 compliance with any other ordinance, law, permit or license applicable to such use, except where  
7 specifically noted.

8 ~~3.4. Any temporary use permit application submitted for property owned and operated by a public school~~  
9 ~~district that includes an authorized use agreement with said district shall be considered compliant with~~  
10 ~~standards 1, 2, 3 and 5 of subsection (D).~~

11 D. Standards for Temporary Use.

12 1. Each site occupied by a temporary use shall be left free of debris, litter or other evidence of temporary use  
13 upon completion or removal of the use.

14 2. A temporary use conducted in a parking facility shall not occupy or remove from availability more than 20  
15 percent of the spaces required for the permanent use.

16 3. Each site occupied by a temporary use must provide or have available sufficient off-street parking and  
17 vehicular maneuvering area for customers. Such parking need not comply with the development  
18 requirements of EMC 18.90.130, Parking, but must provide safe and efficient interior circulation and  
19 ingress and egress from the public right-of-way.

20 4. No temporary use shall occupy or use public rights-of-way, city parks or other city-owned property public  
21 lands in any manner ~~unless specifically approved by the city council~~ without first obtaining the required  
22 Special Event and/or Street Use permit(s).

23 5. No temporary use shall occupy a site or operate within the city for more than 90 days within any calendar  
24 year, except as follows:

25 a. When authorized by the community development director or designee, a temporary use may operate  
26 an additional 90 days if it is found that such an extension will be consistent with the requirements of  
27 Chapter 18.80 EMC, Land Use Zones, and this subsection (D).

28 b. A temporary use may be given an additional extension if unique circumstances exist that necessitate  
29 a longer use such as construction office or security housing for an active construction site and such an  
30 extension will be consistent with the requirements of Chapter 18.80 EMC, Land Use Zones, and this  
31 subsection (D), or can be consistent, subject to conditions of approval.

32 6. All signs shall comply with the requirements of Chapter 18.97 EMC, Sign Code, except as otherwise  
33 specified in this section.

34 7. All temporary uses shall obtain all required city permits, licenses or other approvals, prior to occupancy of  
35 the site.

36 8. The community development director or designee may establish such additional conditions as may be  
37 deemed necessary to ensure land use compatibility and to minimize potential impacts on nearby uses.  
38 These include, but are not limited to, time and frequency of operation, setbacks, special yards, and spaces;  
39 control of points of vehicular ingress and egress, temporary arrangements for parking, loading and traffic  
40 circulation, requirements for screening or enclosure, site maintenance during use, and guarantees for site  
41 restoration and cleanup following temporary use.

- 1 E. A temporary use permit shall only be granted when the community development director or designee, after  
2 consultation and coordination with all other applicable city departments and other agencies, has determined that:
- 3 1. The temporary use will be compatible with uses in the general vicinity and on adjacent properties.
- 4 2. The temporary use will not create a material adverse effect on the livability or appropriate development of  
5 abutting properties and the surrounding community.
- 6 3. The temporary use will not impair the normal, safe and effective operation of a permanent use on the same  
7 site.
- 8 4. The temporary use will comply with the requirements of the zone within which it is proposed.
- 9 5. The temporary use shall comply with all applicable standards of the Pierce County health department.
- 10 6. In applying temporary use criteria and determination of appropriate conditions, consideration shall be  
11 given, but not limited to:
- 12 a. The harmony and scale, bulk, coverage, and density;
- 13 b. The availability of public facilities and utilities;
- 14 c. The harmful effect, if any, upon a desirable neighborhood character;
- 15 d. The generation of traffic and the capacity of surrounding streets and roads;
- 16 e. The creation of noise, vibration, odors, or other similar nuisances; and
- 17 f. Any other relevant impact on the peace, quiet, comfort, and enjoyment by and of the abutting  
18 properties and the surrounding community.
- 19

1 **12.10.045 Government sponsored or co-sponsored events in city parks.**  
2

3 A. Events in city parks sponsored or co-sponsored by the city or other government agency may be approved by the  
4 director without obtaining a **Special Event permit pursuant to EMC Chapter 12.09 or a** temporary use permit  
5 pursuant to EMC 18.50.070; provided the following criteria are met:

- 6 1. The sponsor and/or co-sponsor of the event provides the city with at least 30 days' advance written notice  
7 of intent to hold the event, listing the location, date, time, general description of the event, anticipated  
8 number of attendees, and anticipated impact on traffic, parking, police and fire services;
- 9 2. Any noncity sponsors and/or co-sponsors sign an indemnification agreement with the city, agreeing to  
10 defend, indemnify and hold harmless the city, its officers, employees and agents, for any and all suits,  
11 claims, or liabilities caused by or arising out of the event;
- 12 3. The event will not cause unreconcilable interference with previously approved and/or scheduled  
13 construction, maintenance or other activities;
- 14 4. The event is open to the general public and has a demonstrated benefit to the community and/or is a  
15 community heritage event;
- 16 5. The event will not constitute a public nuisance, endanger the public health or safety, or endanger public  
17 property;
- 18 6. The event, as proposed, can be shown to function safely;
- 19 7. The diversion of police and fire resources to support the event, if any, will not deny reasonable police and  
20 fire protection to the city;
- 21 8. All other provisions of this chapter are met.

22 B. The director will approve or deny the request in writing at least 15 days prior to the proposed date of the event.  
23 The director may impose conditions on the event, including, but not limited to: reasonable adjustments in the date,  
24 time, route or location of the proposed event; accommodations of pedestrian or vehicular traffic and parking;  
25 insurance coverage; compliance with health and sanitary regulations; emergency services; and security. The  
26 director's decision may be appealed to the mayor within five days of issuance. The mayor's decision shall be final.

27 C. For purposes of this section, "sponsor" or "co-sponsor" means the person or group responsible for the event to be  
28 held.



CITY OF EDGEWOOD  
STAFF REPORT  
PLANNING COMMISSION AGENDA ITEM

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Date: February 9, 2026

Title: 2026 Annual Comprehensive Plan Amendments  
Preliminary Docket Action

Attachments: Draft Planning Commission Recommendation

Submitted By: Jeremy Metzler, PE – Community Development Director  
Josh Kubitza, AICP – Planning Manager

Background Information:  
Please see Agenda Item 4.a for details.

Current Discussion:  
The Planning Commission held a public hearing earlier this evening to solicit public input on the establishment of a Preliminary Docket for the City's 2026 Annual Comprehensive Plan Amendment process. The Planning Commission shall provide a recommendation identifying the suggested amendments that it is recommending for consideration by the City Council. The Planning Commission's recommendation shall be based upon the perceived need, urgency and appropriateness of the suggested amendment (EMC 18.60.140). Staff has provided a detailed report of the Preliminary Docket requests under Agenda Item 4.a.

Staff Recommendation:  
Following any further discussion on the matter, the Planning Commission is invited to make a formal recommendation to the City Council on adoption of the 2026 Annual Comprehensive Plan Amendment Preliminary Docket. A draft recommendation has been prepared by staff and attached hereto.



CITY OF EDGEWOOD  
PLANNING COMMISSION  
RECOMMENDATION

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The Planning Commission voted \_\_\_\_\_ to recommend that the City Council include 25-001-Comp Plan: West Valley Highway East Comprehensive Plan Map Amendment and Rezone and the 25-002-Comp Plan: Schober Comprehensive Plan Map Amendment and Rezone in the 2026 Annual Comprehensive Plan Amendment Final Docket, as presented herewith.

RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION  
ON THE 9TH DAY OF FEBRUARY 2026.

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JoAnn Overfield  
Planning Commission Chair

Attest by:

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Jeremy Metzler, PE  
Community Development Director



CITY OF EDGEWOOD  
STAFF REPORT  
PLANNING COMMISSION AGENDA ITEM

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**Date:** February 9, 2026

**Title:** Electric Alarms Systems and Other EMC 18.90.060 Amendments

**Attachments:** Attachment A. EMC 18.90.060 Fences, bulkheads, and retaining walls  
Redlines  
Attachment B. HB 1688

**Submitted By:** Josh Kubitza, AICP – Planning Manager

**Background Information:**

The City Council was contacted by a local business owner in late 2023 seeking a solution to ongoing theft and security issues being experienced on their property along West Valley Highway. The Edgewood Police Department met with the business owner in December 2023, where suggestions were made for how vehicles and equipment are stored on the site. While some improvement was experienced due to these changes, theft and security concerns remain. The business owner is interested in a perimeter security solution, such as the Electric Guarddog by Amarak (Attachment A) or similar device.

Edgewood Municipal Code (EMC) 18.90.060 contains regulations regarding fences and “artificially constructed barriers”. While the proposed perimeter security solution is clearly an “artificially constructed barrier”, the term “fence” is not explicitly defined, so it is not clear if the requested security device meets the definition of a fence as currently described in the code, and therefore unclear if the device would qualify as an “electric fence”. EMC 18.20.220 does define a “*security barrier*” as “*a wall, fence, or berm that has the purpose of securing a wireless telecommunications facility’s wireless service facility from unauthorized entry or trespass,*” which is a very narrowly defined scope.

On September 9, 2024, staff introduced this topic to the Planning Commission. However, further discussion on this item was delayed due to the 2024 Comprehensive Plan Periodic Update and associated required development regulation updates. You can view the previous Planning Commission introduction [here](#).

Since staff’s introduction in 2024, the state has completed an [Electric Security Alarm System Report](#) to the Legislature that led to the state legislature passing Engrossed Substitute House Bill 1688 in 2025 (Attachment B). HB 1688 establishes statewide standards for installing and operating electric security alarm systems where local governments have not adopted alternative regulations. This bill includes new definitions, requires two public hearings for any development regulation update that includes electric security systems, and some basic regulations.

Lastly, staff would like to take this opportunity to suggest additional amendments to EMC 18.90.060, addressing outdated language, fence height restrictions within building setback areas along arterial and collector streets, and retaining wall height and setback regulations.

**Current Discussion:**

Staff have prepared code amendments for Planning Commission’s review which incorporates the guidance and discussion from the January 12, 2026, Planning Commission Meeting.

**Fencing Regulations:**

Overall Amendment Goal: Review maximum fence height in setbacks and provide additional fence code clarification.

1. Fence Definition

The municipal code does not currently have a fence definition. The proposed amendments include two options for defining fences. The main difference is Option 1 would consider vegetative hedges to be a fence, while Option 2 would not.

- Staff Question: Please provide guidance on the Planning Commission’s preferred definition.

2. Residential and Mixed-Residential Maximum Fence Height

The municipal code allows a maximum fence height of 4 feet within front yard setbacks except for lots that front an arterial street, which may reach a maximum height of 6 feet. The proposed amendments would allow lots fronting a collector street to also have a maximum of 6 feet within the front yard setback.

- Staff Question: Does the Planning Commission have any comments or additional suggestions regarding this proposed change?

3. Non-Residential Maximum Fence Height

The municipal code applies the same maximum setback fence heights to non-residential zones as it does to residential zones. The code also doesn’t restrict the maximum fence height when located outside of the setbacks. Since the Town Center, Commercial, Mixed Use Residential, Business Park don’t have minimum setbacks, a fence or wall could theoretically be as tall as a building. The proposed amendments establish maximum fence heights within setbacks and required perimeter landscape areas.

- Staff Question: Does the Planning Commission have any comments or additional suggestions regarding this proposed change?

#### 4. Barbed Wire Fencing:

The municipal code does not allow barbed wire fencing. However, there are legal nonconforming properties with existing barbed wire, and there may be applications where barbed wire fencing may be appropriate for security reasons without negatively impacting community aesthetics. The proposed amendments would allow barbed or razor fencing in industrial and public zones under specific guidelines.

- Staff Question: Does the Planning Commission have any comments or additional suggestions regarding this proposed change?

#### Retaining Wall Regulations:

Overall Amendment Goal: To determine if retaining wall heights should be limited when facing street rights-of-way and neighboring properties.

##### 1. Maximum Retaining Wall Height

The municipal code currently allows retaining walls up to 4 feet within front-yard setbacks and up to 8 feet within interior and rear-yard setbacks. However, if a zoning district does not have a setback, a retaining wall can theoretically reach the maximum height allowed for a building. Additionally, there is currently no height limit for retaining walls located outside of the setbacks. The proposed amendments would limit the maximum height of a single retaining wall (without terracing). However, exceptions would be made for taller walls that are not visible from adjacent properties or public spaces, provided the deviation offers a greater public benefit.

- Staff Question: Does the Planning Commission have any input regarding reducing the maximum retaining wall height from 8 feet to 6 feet within setbacks or rights-of-way? Should the Town Center and Mixed-Use zoning districts be limited to 4-foot retaining walls along the right-of-way?

#### Electric Security Alarm System (electrical fencing):

Overall Amendment Goal: To develop electric security alarm system regulations that align with HB 1688.

##### 1. Applicability:

HB 1688 allows security fencing on any “outdoor storage property” that does not abut K-12 school uses, provided the lot does not include existing residential or hospitality uses. The City of Tacoma allows these systems in outdoor storage areas within commercial and industrial zones. The City of Milton allows them in light manufacturing and community facility zones, as well as on parcels used for livestock. The City of Sumner allows them in manufacturing zones. The proposed amendments would permit electric security alarm systems and electric fencing around outdoor storage areas

within commercial, business park, and industrial zoning districts, as well as on parcels used for livestock.

HB 1688 allows security fencing to apply to any “outdoor storage property” that doesn’t abut K-12 school uses provided the lot doesn’t include any existing residential or hospitality uses. City of Tacoma allows them in outdoor storage areas in commercial and industrial zones. City of Milton allows them in the light manufacturing, community facility zones, and parcels used for livestock. City of Sumner allows them in manufacturing zones. The proposed amendments would allow electric security alarms systems and electric fencing around outdoor storage areas within commercial, business park, and industrial zoning districts and on parcels used for livestock.

- Staff Question: Does the Planning Commission have any additional guidance regarding applicability?

## 2. Performance Standards:

### a. Electric Security Alarm System and Electric Fence Setback

The City of Tacoma requires electric security alarm systems and electric fencing to be a minimum of 5 feet away from dwellings, schools, and similar uses. The City of Sumner requires a minimum distance of 10 feet from front lot lines. The City of Milton does not have a setback distance requirement. All three cities and HB 1688 require the electric fence to be located behind another permitted fence (such as chain-link or wrought iron). The proposed amendments include a 5-foot setback when adjacent to sensitive uses (schools, parks, etc.) and limit the height of these systems to 8 feet when located within a building setback.

- Staff Question: Does the Planning Commission have any additional guidance on the minimum setback from property lines?

### b. Minimum perimeter barrier height.

HB 1688 and the cities of Tacoma, Milton, and Sumner all require a non-electric perimeter barrier fence to be placed around the electric fence. However, HB 1688 does not mandate a specific height for this barrier. The City of Tacoma requires a minimum height of 5 feet, while Milton and Sumner require 6 feet. The proposed amendments require a minimum 6-foot perimeter barrier height.

- Staff Question: Does the Planning Commission have any additional guidance on the minimum perimeter fence height?

**Staff Recommendation:**

The Planning Commission is invited to review the attached materials and provide feedback.

**Chapter 18.20**  
**DEFINITIONS**

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**18.20.050 B definitions.**

~~"Bulkhead" means a type of retaining vertical wall of steel, timber or concrete used to hold back earth and provide a solid surface to resist wave action from an abutting water body. Bulkheads are considered a hard armoring technique for erosion protection or as a retaining wall.~~

**18.20.080 E definitions.**

"Electric security alarm system" means an outdoor alarm system that connects a wire structure to an alarm system and transmits a signal intended to detect and alert the property owner of an intrusion by utilizing an electric charge, as defined under RCW 35.21.993.

**18.20.090 F definitions.**

**OPTION 1:** "Fence" means a wall or barrier for the purpose of enclosing space, separating property, providing security, visual impacts. The term "fence" does not include retaining wall or landscaping features including but not limited to trees, shrubs, hedges or other vegetation.

**OPTION 2:** "Fence" means a structure, other than a building, which is naturally grown or constructed as a barrier and is used as a boundary or means of confinement. Fences include hedges when located in the front or side yard of a property.

**18.20.210 R definitions.**

"Retaining wall" means any structure used to resist the lateral displacement of any material.

**18.20.220 S definitions.**

~~"Security barrier" means a wall, fence, or berm that has the purpose of securing a wireless telecommunications facility's wireless service facility from unauthorized entry or trespass.~~

1 **Chapter 18.90**  
2 **DEVELOPMENT STANDARDS – CITYWIDE APPLICABILITY**  
3

4 **18.90.060 Fences, ~~bulkheads and~~ retaining walls, and electronic security alarm systems.**

5 ~~A. Artificially constructed barriers to enclose, screen, or separate areas may be erected within required setbacks as~~  
6 ~~follows, provided fences or other barriers:~~

7 ~~1. Do not obstruct the sight distance of a driveway, private street, or public street;~~

8 ~~2. Within the interior and rear setbacks do not exceed a maximum height of six feet;~~

9 ~~3. Within the front yard setbacks do not exceed a maximum height of four feet:~~

10 ~~a. Except the back half of a front yard setback on a corner lot, the rear lot line and the rear of the structure~~  
11 ~~may be enclosed with a maximum six-foot-high fence, and~~

12 ~~b. Except that within the required front yard setback of a lot fronting on a principal arterial street, the~~  
13 ~~maximum height shall be six feet;~~

14 ~~4. Razor wire, embedded glass, or other similar materials construction not to include electric fences or~~  
15 ~~barbwire, or anti-entry techniques, which may cause injury, shall not be permitted.~~

16 A. Intent. The intent of this section is to establish minimum requirements for fences, retaining walls, and electric  
17 security alarm systems in order to promote safety, provide screening, and protect neighborhood character.

18 B. Permit. Unless exempt pursuant to EMC 15.20.030, a building permit is required for fences and retaining walls.  
19 For the purposes of permit exemption, a free-standing wall is regulated as a fence.

20 C. Fences, free standing walls, and hedges performance standards.

21 1. Measurement.

22 a. The height shall be measured from the lowest point on the finished ground surface immediately adjacent  
23 to the feature to the top of the feature.

24 b. In the case of a fence located on or within two horizontal feet of a retaining wall, the total height shall be  
25 measured from the lowest side of the retaining wall to the top of the fence. In this case, the maximum  
26 combined height shall not exceed 10 feet.

27 2. Features shall not obstruct the required minimum sight distance of any vehicular access.

28 3. Residential (R-1 and R-2) and Mixed Residential (MR-1 and MR-2) Zoning Standards:

29 a. Front Setback. Features shall not exceed 4 feet in height within the required front yard setback, except  
30 when lots fronting on arterial or collector roads where the maximum height shall be 6 feet.

31 b. Interior/Rear Setback. Features not exceeding 6 feet in height may be located anywhere on the lot  
32 outside of the required front yard.

33 c. Prohibited Materials: Barbed wire, razor wire, and similar anti-entry techniques are prohibited. In case  
34 of legal non-conforming industrial use, barbed wire may be permitted subject to complying with the  
35 standards provided in EMC 18.90.060(C)(4)-(f).

36 4. All Other Zoning District Standards

February 9, 2026

Red = Removed

Blue = Inserted

- 1 a. Front Setback. Features shall not exceed 4 feet in height, unless otherwise approved below.
- 2 b. All other areas. Features shall not exceed 6 feet in height if located within 5 feet of a property line or
- 3 within the required perimeter landscaping strip. If located on the interior edge of the required perimeter
- 4 landscaping areas, features shall not exceed 8 feet in height in nonindustrial zones and 10 feet in Industrial
- 5 zones.
- 6 c. Recreational Exception. Golf driving range nets, baseball nets, and other similar recreational safety nets
- 7 and fences are exempt from the above listed height standards.
- 8 d. Chain link fencing. Except in Industrial and Public zoning districts, chain link fencing is not permitted
- 9 between the building and street right-of-way, except for wetland preservation, recreation uses, stormwater
- 10 facilities, or as may be approved through design review. In all allowed locations, chain link fencing shall
- 11 be black or green vinyl-coated.
- 12 e. Barbed or razor fencing. All industrial and public zones and legal nonconforming industrial and public
- 13 uses may utilize barbed or razor wire subject to the following standards:
- 14 i. Barbed or razor fencing is limited to those areas not visible to adjacent residential use.
- 15 ii. Barbed or razor fencing is setback a minimum of 5-feet from front lot lines and located outside
- 16 any required perimeter landscaping areas.
- 17 iii. Barbed or razor fencing maximum height shall not exceed 10 feet, with no more than 2 feet of
- 18 barbed or razor wire on top of the fence.
- 19 iv. On existing developed sites, the Director may approve deviations from these standards.
- 20 ~~DB. Bulkheads and Retaining walls –performance standards. Any structure constructed and erected between lands~~
- 21 ~~of different elevations which is used to resist the lateral displacement of any material, control erosion, or protect~~
- 22 ~~structures may be placed within required setbacks to a maximum height of four feet on front property lines and eight~~
- 23 ~~feet on side and rear property lines, provided all applicable site distance requirements and building permit~~
- 24 ~~requirements are met.~~
- 25 1. Retaining walls may be erected within required setbacks to a maximum of four feet on front property lines
- 26 and six feet on interior/side and rear property lines.
- 27 2. Retaining walls within the Town Center and Mixed-Use Residential zoning districts, and located adjacent to
- 28 public right-of-way, shall utilize terracing such that no individual wall exceeds four feet. In all other areas, and
- 29 outside of required setbacks, terracing shall be utilized such that no individual retaining wall exceeds 6 feet in
- 30 height.
- 31 3. Terracing Standards. The minimum terracing width, or the distance between structures, shall be a minimum
- 32 of 2 feet and landscaped to soften the view of the wall.
- 33 4. The Director may allow deviations for retaining wall height if the structures are not visible from adjacent
- 34 properties, public open space, or public and private streets and is requested as part of the overall design review
- 35 application. In this case, the applicant must demonstrate, to the satisfaction of the Director, that the proposed
- 36 height deviation provides for better visual and aesthetic public benefit than the code requirement
- 37 5. Retaining walls in nonresidential and multifamily development are subject to the blank wall design standards
- 38 provided in EMC 18.95.040(H).

~~C. Access control shall be applied, at the discretion of the community development director or designee, to all street frontages to minimize traffic conflicts and, where appropriate, to preserve on-street parking and promote nonmotorized modes.~~

E. Electric security alarm systems.

1. Applicability. Electric security alarm systems or electric fencing are allowed around the outdoor storage areas within the Commercial (C), Business Park (BP), and Industrial (I) zoning districts, and on parcels in any zone used for livestock, provided that they comply with all of the performance standards provided in EMC 19.090.060(E)(2). This section does not apply to underground or invisible pet fences.

2. Performance Standards:

a. Electric fencing shall be prohibited between the front of a building and the adjacent street(s), except when located within the Industrial zoning district, and complies with appropriate landscaping and screening standards.

b. When adjacent to a dwelling or dwellings, a playground, a school, a park, other recreation area, or right-of-way, the electric fence shall be setback a minimum of 5 feet from property line and no taller than 8-feet. Otherwise, the electric security alarm system may be up to two feet higher than the perimeter barrier, fence, or wall, whichever is greater.

c. A minimum six-foot-tall perimeter barrier, fence, or wall, is located around the exterior of the electric security alarm system. If the perimeter barrier is an existing fence or wall, it must have been installed in compliance with the fence code at the time of installation.

d. Electric fences shall comply with minimum critical area setbacks, as defined in EMC Title 14, and shall not surround said critical area.

e. The electric security alarm is powered by an energizer that is driven by a battery of no more than 12 volts of direct current and that does not produce an electric charge on contact that exceeds energizer characteristics set forth in IEC 60335-2-76;

f. The electric security alarm is marked with conspicuous warning signs that are located on the system at not more than 30-foot intervals that have clear infographics and contain the phrase "Warning: Electric Fence."

g. The electric security alarm includes a device such as a rapid entry device that enables first responders to deactivate the electric security alarm system in response to an emergency.

3. Enforcement. Electric security alarm systems or electric fencing that do not meet the standards of this section are subject to Title 7 Code Enforcement.

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CERTIFICATION OF ENROLLMENT  
**ENGROSSED SUBSTITUTE HOUSE BILL 1688**

Chapter 67, Laws of 2025

69th Legislature  
2025 Regular Session

ELECTRIC SECURITY ALARM SYSTEMS

EFFECTIVE DATE: July 27, 2025

Passed by the House March 6, 2025  
Yeas 97 Nays 0

LAURIE JINKINS

**Speaker of the House of  
Representatives**

Passed by the Senate April 4, 2025  
Yeas 45 Nays 3

DENNY HECK

**President of the Senate**

Approved April 16, 2025 10:52 AM

BOB FERGUSON

**Governor of the State of Washington**

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE HOUSE BILL 1688** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

**Chief Clerk**

FILED

April 16, 2025

**Secretary of State  
State of Washington**

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**ENGROSSED SUBSTITUTE HOUSE BILL 1688**

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Passed Legislature - 2025 Regular Session

**State of Washington                      69th Legislature                      2025 Regular Session**

**By** House Local Government (originally sponsored by Representatives Parshley, Duerr, Reed, Ormsby, Hill, and Timmons)

READ FIRST TIME 02/18/25.

1            AN ACT Relating to electric security alarm systems; adding a new  
2 section to chapter 35.21 RCW; adding a new section to chapter 35A.21  
3 RCW; adding a new section to chapter 36.01 RCW; and creating a new  
4 section.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6            NEW SECTION.    **Sec. 1.**    The legislature finds that recent changes  
7 in alarm system technology can be beneficial for protecting property  
8 owners from ongoing theft, and may help to minimize the demand on  
9 local government policing and judicial resources. The legislature  
10 further finds that state and local codes may not currently regulate  
11 electric security alarm systems, and that, in such cases, the  
12 application of a statewide standard for installation of such systems  
13 would be beneficial to industrial and commercial property owners  
14 statewide. It is, therefore, the intent of the legislature to  
15 establish a statewide standard for the installation and operation of  
16 electric security alarm systems in circumstances in which local  
17 governments have not provided alternative regulations.

18            NEW SECTION.    **Sec. 2.**    A new section is added to chapter 35.21  
19 RCW to read as follows:

1 (1) Cities and towns that have not adopted an ordinance, land use  
2 regulation, or local code related to the regulation of electric  
3 security alarm systems shall allow electric security alarm systems  
4 consistent with the following:

5 (a) Electric security alarm systems may not be considered a fence  
6 and may not be regulated by fence codes which do not reference and  
7 regulate electric security alarm systems.

8 (b) Electric security alarm systems must be allowed on any  
9 allowed or legally nonconforming outdoor storage property. This  
10 subsection (1)(b) does not apply to properties zoned for mixed use  
11 that are not an outdoor storage property as defined in this section.

12 (c) The installation of electric security alarm systems must meet  
13 the following requirements:

14 (i) The electric security alarm is powered by an energizer that  
15 is driven by a battery of no more than 12 volts of direct current and  
16 that does not produce an electric charge on contact that exceeds  
17 energizer characteristics set forth in IEC 60335-2-76, as of January  
18 1, 2025;

19 (ii) The electric security alarm is marked with conspicuous  
20 warning signs that are located on the system at not more than 30-foot  
21 intervals that read "Warning: Electric Fence.";

22 (iii) The electric security alarm is 10 feet in height, or two  
23 feet higher than the perimeter barrier, fence, or wall, whichever is  
24 greater; and

25 (iv) The electric security alarm includes a device that enables  
26 first responders to deactivate the electric security alarm system in  
27 response to an emergency, if utilized by a city and town.

28 (d) A minimum five foot tall perimeter barrier, fence, or wall,  
29 is located around the exterior of the electric security alarm system.  
30 If the perimeter barrier is an existing fence or wall, the fence or  
31 wall must have been installed in compliance with the fence code at  
32 the time of installation. The city may require a permit for the  
33 installation of a new perimeter fence or wall and may require the new  
34 perimeter fence or wall be consistent with the local fence code. The  
35 city may not require any additional conditions or improvements  
36 appurtenant to the installation of an electric security alarm system.

37 (e) The city or town may require an alarm system operator license  
38 or permit in the same manner as is required for any other security  
39 alarm.

1 (f) Nothing in this section limits the ability of a city to  
2 otherwise regulate outdoor storage properties.

3 (2)(a) A city or town that has, whether before or after the  
4 effective date of this section, adopted an ordinance, land use  
5 regulation, or local code that regulates or prohibits electric  
6 security alarm systems is not subject to subsection (1) of this  
7 section.

8 (b) If a city or town adopts an ordinance, land use regulation,  
9 or local code that regulates or prohibits electric security alarm  
10 systems after the effective date of this section, the city or town  
11 shall include "electric security alarm" in the title of the ordinance  
12 and shall hold two public hearings on the regulation prior to final  
13 adoption.

14 (c) Any system installed prior to the effective date of an  
15 ordinance adopted in (a) of this subsection may continue to operate  
16 if it complies with the requirements in subsection (1) of this  
17 section.

18 (3) For the purposes of this section:

19 (a) "Electric security alarm system" means an outdoor alarm  
20 system that connects a wire structure to an alarm system and  
21 transmits a signal intended to detect and alert the property owner of  
22 an intrusion by utilizing an electric charge.

23 (b) "Outdoor storage property" means a manufacturing, commercial,  
24 or industrial property that does not abut an existing K-12 school, in  
25 which all or part of the lot is used for keeping vehicles, vessels,  
26 aircraft, equipment, raw materials, freight, or utility  
27 infrastructure in an outdoor yard or unenclosed building, provided  
28 that the lot does not include any existing residential or hospitality  
29 uses. "Outdoor storage property" does not include property with  
30 outdoor displays of items or objects for immediate sale when such  
31 displays are incidental or accessory to activity conducted in an  
32 enclosed structure and that such displays do not exceed 10 percent of  
33 the net lot area.

34 (4) Nothing in this section shall apply to a burglar alarm system  
35 as defined in RCW 18.170.010(4) or a fire alarm as defined in RCW  
36 48.19.540(3)(c).

37 NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21  
38 RCW to read as follows:

1 (1) Code cities that have not adopted an ordinance, land use  
2 regulation, or local code related to the regulation of electric  
3 security alarm systems shall allow electric security alarm systems  
4 consistent with the following:

5 (a) Electric security alarm systems may not be considered a fence  
6 and may not be regulated by fence codes which do not reference and  
7 regulate electric security alarm systems.

8 (b) Electric security alarm systems must be allowed on any  
9 allowed or legally nonconforming outdoor storage property. This  
10 subsection (1)(b) does not apply to properties zoned for mixed use  
11 that are not an outdoor storage property as defined in this section.

12 (c) The installation of electric security alarm systems must meet  
13 the following requirements:

14 (i) The electric security alarm is powered by an energizer that  
15 is driven by a battery of no more than 12 volts of direct current and  
16 that does not produce an electric charge on contact that exceeds  
17 energizer characteristics set forth in IEC 60335-2-76, as of January  
18 1, 2025;

19 (ii) The electric security alarm is marked with conspicuous  
20 warning signs that are located on the system at not more than 30-foot  
21 intervals that read "Warning: Electric Fence.";

22 (iii) The electric security alarm is 10 feet in height, or two  
23 feet higher than the perimeter barrier, fence, or wall, whichever is  
24 greater; and

25 (iv) The electric security alarm includes a device that enables  
26 first responders to deactivate the electric security alarm system in  
27 response to an emergency, if utilized by a code city.

28 (d) A minimum five foot tall perimeter barrier, fence, or wall,  
29 is located around the exterior of the electric security alarm system.  
30 If the perimeter barrier is an existing fence or wall, the fence or  
31 wall must have been installed in compliance with the fence code at  
32 the time of installation. The code city may require a permit for the  
33 installation of a new perimeter fence or wall and may require the new  
34 perimeter fence or wall be consistent with the local fence code. The  
35 code city may not require any additional conditions or improvements  
36 appurtenant to the installation of an electric security alarm system.

37 (e) The code city may require an alarm system operator license or  
38 permit in the same manner as is required for any other security  
39 alarm.

1 (f) Nothing in this section limits the ability of a code city to  
2 otherwise regulate outdoor storage properties.

3 (2)(a) A code city that has, whether before or after the  
4 effective date of this section, adopted an ordinance, land use  
5 regulation, or local code that regulates or prohibits electric  
6 security alarm systems is not subject to subsection (1) of this  
7 section.

8 (b) If a code city adopts an ordinance, land use regulation, or  
9 local code that regulates or prohibits electric security alarm  
10 systems after the effective date of this section, the code city shall  
11 include "electric security alarm" in the title of the ordinance and  
12 shall hold two public hearings on the regulation prior to final  
13 adoption.

14 (c) Any system installed prior to the effective date of an  
15 ordinance adopted in (a) of this subsection may continue to operate  
16 if it complies with the requirements in subsection (1) of this  
17 section.

18 (3) For the purposes of this section:

19 (a) "Electric security alarm system" means an outdoor alarm  
20 system that connects a wire structure to an alarm system and  
21 transmits a signal intended to detect and alert the property owner of  
22 an intrusion by utilizing an electric charge.

23 (b) "Outdoor storage property" means a manufacturing, commercial,  
24 or industrial property that does not abut an existing K-12 school, in  
25 which all or part of the lot is used for keeping vehicles, vessels,  
26 aircraft, equipment, raw materials, freight, or utility  
27 infrastructure in an outdoor yard or unenclosed building, provided  
28 that the lot does not include any existing residential or hospitality  
29 uses. "Outdoor storage property" does not include property with  
30 outdoor displays of items or objects for immediate sale when such  
31 displays are incidental or accessory to activity conducted in an  
32 enclosed structure and that such displays do not exceed 10 percent of  
33 the net lot area.

34 (4) Nothing in this section shall apply to a burglar alarm system  
35 as defined in RCW 18.170.010(4) or a fire alarm as defined in RCW  
36 48.19.540(3)(c).

37 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.01  
38 RCW to read as follows:

1 (1) Counties that have not adopted an ordinance, land use  
2 regulation, or local code related to the regulation of electric  
3 security alarm systems shall allow electric security alarm systems  
4 consistent with the following:

5 (a) Electric security alarm systems may not be considered a fence  
6 and may not be regulated by fence codes which do not reference and  
7 regulate electric security alarm systems.

8 (b) Electric security alarm systems must be allowed on any  
9 allowed or legally nonconforming outdoor storage property. This  
10 subsection (1)(b) does not apply to properties zoned for mixed use  
11 that are not an outdoor storage property as defined in this section.

12 (c) The installation of electric security alarm systems must meet  
13 the following requirements:

14 (i) The electric security alarm is powered by an energizer that  
15 is driven by a battery of no more than 12 volts of direct current and  
16 that does not produce an electric charge on contact that exceeds  
17 energizer characteristics set forth in IEC 60335-2-76, as of January  
18 1, 2025;

19 (ii) The electric security alarm is marked with conspicuous  
20 warning signs that are located on the system at not more than 30-foot  
21 intervals that read "Warning: Electric Fence.";

22 (iii) The electric security alarm is 10 feet in height, or two  
23 feet higher than the perimeter barrier, fence, or wall, whichever is  
24 greater; and

25 (iv) The electric security alarm includes a device that enables  
26 first responders to deactivate the electric security alarm system in  
27 response to an emergency, if utilized by a county.

28 (d) A minimum five foot tall perimeter barrier, fence, or wall,  
29 is located around the exterior of the electric security alarm system.  
30 If the perimeter barrier is an existing fence or wall, the fence or  
31 wall must have been installed in compliance with the fence code at  
32 the time of installation. The county may require a permit for the  
33 installation of a new perimeter fence or wall and may require a new  
34 perimeter fence or wall be consistent with the local fence code. The  
35 county may not require any additional conditions or improvements  
36 appurtenant to the installation of an electric security alarm system.

37 (e) The county may require an alarm system operator license or  
38 permit in the same manner as is required for any other security  
39 alarm.

1 (f) Nothing in this section limits the ability of a county to  
2 otherwise regulate outdoor storage properties.

3 (2)(a) A county that has, whether before or after the effective  
4 date of this section, adopted an ordinance, land use regulation, or  
5 local code that regulates or prohibits electric security alarm  
6 systems is not subject to subsection (1) of this section.

7 (b) If a county adopts an ordinance, land use regulation, or  
8 local code that regulates or prohibits electric security alarm  
9 systems after the effective date of this section, the county shall  
10 include "electric security alarm" in the title of the ordinance and  
11 shall hold two public hearings on the regulation prior to final  
12 adoption.

13 (c) Any system installed prior to the effective date of an  
14 ordinance adopted in (a) of this subsection may continue to operate  
15 if it complies with the requirements in subsection (1) of this  
16 section.

17 (3) For the purposes of this section:

18 (a) "Electric security alarm system" means an outdoor alarm  
19 system that connects a wire structure to an alarm system and  
20 transmits a signal intended to detect and alert the property owner of  
21 an intrusion by utilizing an electric charge.

22 (b) "Outdoor storage property" means a manufacturing, commercial,  
23 or industrial property that does not abut an existing K-12 school, in  
24 which all or part of the lot is used for keeping vehicles, vessels,  
25 aircraft, equipment, raw materials, freight, or utility  
26 infrastructure in an outdoor yard or unenclosed building, provided  
27 that the lot does not include any existing residential or hospitality  
28 uses. "Outdoor storage property" does not include property with  
29 outdoor displays of items or objects for immediate sale when such  
30 displays are incidental or accessory to activity conducted in an  
31 enclosed structure and that such displays do not exceed 10 percent of  
32 the net lot area.

33 (4) Nothing in this section shall apply to a burglar alarm system  
34 as defined in RCW 18.170.010(4) or a fire alarm as defined in RCW  
35 48.19.540(3)(c).

Passed by the House March 6, 2025.  
Passed by the Senate April 4, 2025.  
Approved by the Governor April 16, 2025.  
Filed in Office of Secretary of State April 16, 2025.

--- END ---



CITY OF EDGEWOOD  
STAFF REPORT  
PLANNING COMMISSION AGENDA ITEM

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Date: February 9, 2026

Title: Special Events Code – Public Hearing

Attachments: See Agenda Item 4.b

Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:  
Please see Agenda Item 4.b.

Current Discussion:  
The Planning Commission held a public hearing earlier this evening on the draft Special Events process and associated code amendments. The Planning Commission is invited to review and discuss the materials provided under Agenda Item 4.b and any public comments received this evening.

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