



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA

Monday, July 13, 2026 – 6:00 PM ♦ City Hall –10440 Dom Calata Way E ♦ Edgewood, WA

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

Zoom Meeting ID: 970 6596 9184

1. CALL TO ORDER

2. PUBLIC HEARINGS

- a. Concurrency Code Updates
- b. Multifamily Tax Exemptions
- c. Schober Comprehensive Plan and Zoning Map Amendment (25-002-COMP PLAN)

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. 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 June 8, 2026

5. ACTION ITEMS

- a. Electric Alarms Systems, Fencing and Retaining Wall Code Amendments

6. DISCUSSION ITEMS

- a. Schober Comprehensive Plan and Zoning Map Amendment (25-002-COMP PLAN)
- b. West Valley Highway Comprehensive Plan and Zoning Map Amendment (25-001-COMP PLAN)
- c. Concurrency Code Updates
- d. Multifamily Tax Exemptions
- e. Introduction – Landscaping Standard Code Updates

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 STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 13, 2026
Title: Concurrency Code Updates
Attachments: Attachment A - DRAFT Redline Code Amendments
Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

Concurrency Management regulations were adopted in 2017 under Ordinance 17-0499, codified in Edgewood Municipal Code (EMC) [Chapter 18.105](#). The purpose of this chapter is to implement the concurrency provisions of the city's Comprehensive Plan and General Sewer Plan, as applicable, in accordance with RCW 36.70A.070(6)(b), consistent with WAC 365-195-510 and 365-195-835. As codified, the chapter is solely focused on transportation concurrency.

As discussed at the June 8, 2026 Planning Commission meeting ([recording linked here](#)), staff asked the city's on-call transportation consultant, Transpo Group, to review this code as part of this year's annual report (required under EMC 18.105.220) and provide any recommendations for updates. The following list summarizes their suggestions:

- Trip Threshold: EMC 18.105.030(B) sets the concurrency evaluation threshold at project that generate either a) one or more vehicle trips through a failing intersection or roadway segment, or b) "10 or more new p.m. peak-hour trips." Transpo noted "*there is substantial remaining capacity across the system*", and most of incoming development proposals generate more than 20 new p.m. peak-hour trips. For reference, the current fee for Concurrency Review is \$3,000 for all projects generating between 10 and 25 new trips. Therefore, to reduce costs for smaller developments, Transpo suggests considering a threshold increase from 10 to 20 trips.
- Multimodal Level of Service (LOS): EMC 18.105.070 currently states that concurrency LOS for road facilities is consistent with the Transportation Element of the City's Comprehensive Plan. The recently updated Transportation Element, however, includes additional LOS measures for pedestrian, bicycle, and transit facilities. While evaluating LOS measures for these active transportation modes is very important, staff is concerned that evaluating for concurrency on these modes would disable all development proposals located off Meridian Ave E (SR 161) for the foreseeable future. Therefore, to avoid conflict and confusion, we recommend revising EMC 18.105.070 to explicitly reference "vehicle LOS" as defined in the Transportation Element, rather than using the broader term "road facilities."
- Annual Report Frequency: EMC 18.105.220 currently requires annual reporting and monitoring. Based on recent application trends and the relatively limited pace of change in transportation

system performance observed, along with a good amount of available capacity, Transpo suggests that the city consider updating this section to allow for less frequent reporting, such as a bi-annual schedule. Reducing the reporting frequency could help streamline administrative efforts while still providing adequate monitoring to track system performance, identify emerging issues, and inform future transportation funding decisions, if needed.

The proposed code amendments in Attachment A are unchanged from what was presented to the Planning Commission at last month's meeting.

Tentative Schedule:

May 11, 2026 – Planning Commission Introduction (COMPLETE)

June 8, 2026 – Planning Commission Discussion (COMPLETE)

June 29, 2026 – SEPA Issuance and Comment Period (IN PROGRESS)

July 13, 2026 – Planning Commission Public Hearing

August 10, 2026 – Planning Commission Recommendation

August 18, 2026 – City Council Study Session Introduction

August 25, 2026 – City Council Regular Meeting and Potential Action

Current Discussion:

This is the Planning Commission Public Hearing for concurrency management regulation 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 proposed draft amendments to EMC Title 18 related to concurrency management.

Chapter 18.105

CONCURRENCY MANAGEMENT

18.105.010 Purpose.

The purpose of this chapter is to implement the concurrency provisions of the transportation and utilities elements of the city's comprehensive plan, the water and sewer comprehensive plans, all in accordance with RCW 36.70A.070(6)(b), consistent with WAC 365-195-510 and 365-195-835. All applications that are not exempt (as defined herein) shall be processed under and shall comply with this chapter, which shall be cited as the city's "concurrency management ordinance."

18.105.020 Authority.

The director of public works or his/her designee shall be responsible for implementing and enforcing this concurrency management chapter.

18.105.030 Exempt development.

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

1. Administrative interpretations;
2. Sign permit;
3. Street vacations;
4. Demolition permit;
5. Street use permit;
6. Interior alterations of a structure with no change in use;
7. Excavation/clearing permit;
8. Hydrant use permit;
9. Right-of-way permit;
10. Residential remodeling with no change of use;
11. Plumbing permit;
12. Electrical permit;
13. Mechanical permit;
14. Excavation permit;
15. Sewer connection permit;
16. Driveway or street access permit;
17. Grading permit;
18. Tenant improvement permit;

19. Fire code permit;

20. Design review approval.

Notwithstanding the above, if any of the above permit applications will exceed the thresholds identified in subsection B of this section, such application shall not be exempt from the requirements of this chapter.

B. Transportation. This chapter shall apply to all applications for development or redevelopment, excluding an individual residential detached dwelling or middle housing unit, if the proposal or use will generate one or more new projected vehicle trips that will pass through an intersection or roadway section identified with a level of service below the acceptable level noted in the transportation element of the city's comprehensive plan, and/or a total of ~~4~~20 or more new p.m. peak-hour trips. Every application for development exceeding these thresholds shall be accompanied by a concurrency application, requiring the city to prepare a traffic report as defined in EMC § 18.105.090.

18.105.040 Capacity evaluation required for a change in use.

Any nonexempt development activity shall require a capacity evaluation in accordance with this chapter.

A. Increased Impact on Road Facilities. If a change in use will have a greater impact on road facilities than the previous use, as determined by the director, based on review of information submitted by the applicant and such supplemental information as available, a CRC shall be required for the net increase only; provided, that the applicant shall provide reasonably sufficient evidence that the previous use has been actively maintained on the site during the five-year period prior to the date of application for the capacity evaluation.

B. Decreased Impact on Road Facilities. If a change in use will have an equal or lesser impact on road facilities than the previous use as determined by the director, based on review of information submitted by the applicant and supplemental information as available, a CRC will not be required.

C. No Capacity Credit. If no use existed on the site for the five-year period prior to the date of application, no capacity credit shall be issued pursuant to this section.

D. Demolition or Termination of Use. In the case of a demolition or termination of an existing use or structure, the capacity evaluation for future redevelopment shall be based upon the net increase of the impact on road facilities for the new or proposed land use, as compared to the land use existing prior to demolition; provided, that such credit is utilized through a CRC within five years of the date of the issuance of the demolition permit.

18.105.050 Capacity evaluations required for certain rezones and comprehensive plan amendments.

A capacity evaluation shall be required as part of any application for a comprehensive plan amendment or zoning map amendment (rezone) which, if approved, would increase the intensity or density of permitted development. As part of that capacity evaluation, the director shall determine whether capacity is available to serve both the extent and density of development which would result from the zoning/comprehensive plan amendment. The capacity evaluation shall be submitted as part of the staff report and shall be considered by the city in determining the appropriateness of the comprehensive plan or zoning amendment.

18.105.060 All capacity determinations exempt from project permit processing.

The processing of applications pursuant to the authority in this chapter shall be exempt from project permit processing procedures as described in Chapter 18.40 EMC, except that the appeal procedures of Chapter 18.40 EMC shall apply as indicated in this chapter. The city's processing of capacity determinations and resolving capacity disputes involves a different review procedure due to the necessity to perform continual monitoring of facility and service needs, to ensure continual funding of facility improvements, and to develop annual updates to the transportation and utilities elements of the comprehensive plan.

18.105.070 Level of service standards.

A. Generally. Level of service (LOS) is the established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need, as mandated by Chapter 36.70A RCW. LOS standards shall be used to determine if public facilities or services are adequate to support a development's impact.

The concept of concurrency is based on the maintenance of specified levels of service through capacity monitoring, allocation and reservation procedures.

B. Specific public facilities and services. The city requires concurrency evaluations under the following categories:
~~Concurrency describes the situation in which road facilities are available when the impacts of development occur. For road facilities, this time period is statutorily established as within six years from the time of development. (See RCW 36.70A.070(6)(b) and WAC 365-195-210.)~~

1. Roads. Concurrency describes the situation in which road facilities are available when the impacts of development occur. For road facilities, this time period is statutorily established as within six years from the time of development. (See RCW 36.70A.070(6)(b) and WAC 365-196-210.) The city has designated levels of service for vehicle use of road facilities in the transportation element of the city's comprehensive plan:

- a. To conform to RCW 47.80.030 for transportation facilities subject to regional transportation plans;
- b. To reflect realistic expectations consistent with the achievement of growth aims; and
- c. For road facilities according to WAC 365-196-430 ~~5-325~~; and
- d. To prohibit development if concurrency for vehicle use of road facilities is not achieved (RCW 36.70A.070), and if sufficient public and/or private funding cannot be found, land use assumptions in the city's comprehensive plan will be reassessed to ensure that level of service standards will be met, or level of service standards will be adjusted.

18.105.080 Effect of LOS standards.

A. Roads. The director shall use the LOS standards set forth in the transportation element of the city's comprehensive plan to make concurrency evaluations as part of the review of any application for a transportation concurrency reservation certificate (CRC) issued pursuant to this chapter.

18.105.090 Capacity evaluations required prior to issuance of CRC.

A. A capacity evaluation for transportation shall be required for any of the nonexempt activities identified in EMC § 18.105.030.

B. The director shall utilize the requirements in EMC § 18.105.070 through 18.105.080 to conduct a capacity evaluation prior to issuance of a CRC. In addition to the requirements set forth in these sections, the director may also utilize state law or the Washington Administrative Code, or such other rules regarding concurrency, which may be established from time to time by administrative rule. In cases where LOS standards do not apply, the director shall have the authority to utilize other factors in preparing capacity evaluations to include, but not be limited to, independent LOS analysis.

C. A capacity reservation certificate (CRC) will not be issued except after a capacity evaluation performed pursuant to this chapter, indicating that capacity is available in all applicable city road facilities.

18.105.100 Application for capacity evaluation.

A. An application for a CRC and the application for the underlying development permit, or other activity, shall be accompanied by the requisite fee, as set forth in the city of Edgewood fee schedule. An applicant for the CRC shall submit the following information to the director, on a form provided by the director, together with the underlying development application:

1. Date of submittal;
2. Developer's name, address, telephone number and email;
3. Legal description of property as required by the underlying development permit application, together with an exhibit showing a map of the property;
4. Proposed use(s) by land use category, square feet and number of units;

5. Phasing information by proposed uses, square feet and number of units, if applicable;
6. Existing use of property;
7. Acreage of property;
8. Proposed site design information, if applicable;
9. The applicant's proposed mitigation (if any) for the impact on the city's transportation facilities;
10. Written consent of the property owner, if different from the developer;
11. Proposed request of capacity by legal description, if applicable;
12. Stormwater drainage report prepared by a licensed professional engineer.

B. Additional Information for Transportation Capacity Evaluations Only.

1. A preliminary site plan, which is a plan showing the approximate layout of proposed structures and other development, type and number of dwelling units, type and number of nonresidential building areas with gross square footage, the land use codes per the most recent edition of Trip Generation from the Institute of Transportation Engineers (ITE) and an analysis of the points of access to existing and proposed roadways;
2. The applicant is not required to submit a traffic impact analysis from an independent traffic engineer. Instead, those applicants with a transportation CRC application that are required to have the city provide a traffic report in accordance with EMC § 18.105.090 shall instead pay to the city a deposit equal to the estimated fee for the city's preparation of a traffic report. The amount of the deposit shall be as set forth in the city of Edgewood fee schedule and paid at the time the transportation CRC application is submitted. The fee shall vary based on the number of new p.m. peak-hour trips produced by the development. The applicant shall be subject to repayment of fees for any subsequent revisions to the original traffic report. Fees for revisions may be calculated in proportion to the original fee depending on the effort involved to revise the traffic report. Even if the traffic report is based on an estimate of the impact, the applicant will still be bound by the estimate of the impact, and any upward deviation from the estimated traffic impact shall require at least one of the following:
(a) a finding that the additional concurrency sought by the developer through a revised application is available to be reserved by the project; (b) mitigation of the additional impact under SEPA; (c) revocation of the CRC.

18.105.110 Submission and acceptance of a CRC application.

A. Notice of Application. Issuance of a notice of application for the underlying permit application shall be handled by the planning director or designee, following the process in Chapter 18.40 EMC. The notice of application required by Chapter 18.40 EMC shall state that an application for a concurrency determination has been received by the city.

B. Determination of Completeness. The planning director shall immediately forward all CRC applications received with development applications to the public works/engineering staff. Within 28 days after receiving an application for a CRC, the public works/engineering staff shall mail or personally deliver to the applicant a determination which states either:

1. That the concurrency application is complete; or
2. That the concurrency application is incomplete and what is necessary to make the application complete.

C. Additional Information. An application for a CRC is complete for purposes of initial processing when it meets the submission requirements in EMC § 18.105.100. The determination of completeness shall be made when the application is sufficiently complete for review, even though additional information may be required or project modifications may be undertaken subsequently. The director's determination of completeness shall not preclude the director's ability to request additional information or studies.

D. Incomplete Applications.

1. Whenever the city issues a determination that the CRC is not complete, the CRC application shall be handled in the same manner as a project permit application under Chapter 18.40 EMC.

2. Date of Acceptance of Application. An application for a CRC shall not be officially accepted or processed until it is complete and the underlying development application has been determined complete. When an application is determined complete, the director shall accept it and note the date of acceptance.

18.105.120 Method of capacity evaluation.

A. Generally. In order to determine concurrency for the purposes of issuance of a transportation CRC, the director shall make the determination described in subsections (B) and (C) of this section. The director may deem the development concurrent with transportation facilities, with the condition that the necessary facilities or services shall be available through a financial commitment in an enforceable development agreement (see Chapter 18.55 EMC). In no event shall the director determine concurrency for a greater amount of capacity than is needed for the development proposed in the underlying application.

B. Transportation.

1. Upon submission and acceptance of a complete transportation CRC application, the director shall conduct a traffic impact analysis and issue a traffic report for those applications meeting the requirements of EMC § 18.105.110(B)(1).

2. In performing the concurrency evaluation for transportation facilities, and to prepare the transportation CRC, the director shall determine, based on the conclusions of the traffic report, whether a proposed development can be accommodated within the existing or planned capacity of transportation facilities. This shall involve the following:

a. A determination of anticipated total capacity at the time the proposed impacts of development occur or within six years of such time;

b. Calculation of how much of that capacity will be used by existing developments and other planned developments at the time the impacts of the proposed development occur;

c. Calculation of the available capacity for the proposed development;

d. Calculation of the impact on the capacity of the proposed development, minus the effects of any mitigation identified by the applicant to be provided by the applicant at the applicant's cost;

e. Comparison of available capacity with proposed development impacts.

3. The director shall determine if the capacity of the city's transportation facilities, less the capacity which is reserved, can be provided while meeting the level of service performance standards set forth in the city's comprehensive plan, and if so, shall provide the applicant with a transportation CRC. The director's determination will be based on the application materials provided by the applicant, which must include the applicant's proposed mitigation for the impact on the city's transportation facilities.

C. Lack of Concurrency.

1. Transportation. If the director determines that the proposed development will cause the LOS of a city-owned transportation facility to decline below the standards adopted in the transportation element of the city's comprehensive plan, and improvements or strategies to accommodate the impacts of development are not planned to be made concurrent with development, a transportation CRC and the underlying development permit, if such an application has been made, shall be denied. Upon denial, the applicant may perform one of the following:

a. Appeal the findings of the traffic report in accordance with Chapter 18.40 EMC; or

b. Offer alternative data and/or perform an independent traffic impact analysis at the applicant's sole expense in support of alternative conclusions. Any study shall be in accordance with EMC § 18.105.090; or

c. Modify the development proposal to lessen the traffic impacts and/or identify voluntary transportation improvements as mitigation to be provided by the applicant at the applicant's cost and reapply for capacity review. Reapplication shall require repayment of the traffic report preparation fee in accordance with EMC § 18.105.100(B)(2); or

d. Withdraw the CRC application.

18.105.130 Purpose of capacity reservation certificate.

A. A transportation CRC is a determination by the director that: (1) the proposed development identified in the CRC application does not cause the level of service on a city-owned transportation facility to decline below the standards adopted in the transportation element of the city's comprehensive plan; or (2) that a financial commitment (embodied in a development agreement) is in place to complete the necessary improvements or strategies within six years. Upon issuance of a transportation CRC, the director will reserve transportation facility capacity for this application until the expiration of the underlying development permit or as otherwise provided in Chapter 18.40 EMC. Although the CRC may identify the number of projected trips associated with the proposed development, nothing in this chapter (including the trip transfer procedures) shall imply that the applicant "owns" or has any ownership interest in the projected trips.

18.105.140 Procedure for capacity reservation certificates.

After receipt of a complete application for a CRC, the director shall process the application in accordance with this chapter and issue the CRC or a denial letter.

18.105.150 Use of reserved capacity.

When a CRC and a development permit issue for a project, the CRC shall continue to reserve the capacity unless the development permit lapses or expires without issuance of a certificate of occupancy.

18.105.160 Transfer of reserved capacity.

Reserved capacity shall not be sold or transferred to property not included in the legal description provided by the applicant in the CRC application. The applicant may, as part of a development permit application, designate the amount of capacity to be allocated to portions of the property, such as lots, blocks, parcels or tracts included in the application. Capacity may be reassigned or allocated within the boundaries of the original reservation certificate by application to the director. At no time may capacity or any certificate be sold or transferred to another party or entity to real property not described in the original application.

18.105.170 Denial letter.

If the director determines that there is a lack of concurrency under the above provisions, the director shall issue a denial letter, which shall advise the applicant that capacity is not available. If the applicant is not the property owner, the denial letter shall also be sent to the property owner. At a minimum, the denial letter shall identify the application and include the following information:

A. For Roads.

1. An estimate of the level of the deficiency on the transportation facilities; and

2. The options available to the applicant such as the applicant's agreement to construct the necessary facilities at the applicant's cost.

B. For All. A statement that the denial letter may be appealed if the appeal is submitted to the city engineer within 10 days after issuance of the denial letter, and that the appeal must conform to the requirements in Chapter 18.40 EMC. Any appeal of a denial letter must be filed according to this section, prior to issuance of the city's decision on the underlying development application. If an appeal is filed, processing of the underlying development application shall be stayed until the final decision on the appeal of the denial letter.

18.105.180 Notice of concurrency determination.

A. Notice of the concurrency determination shall be given to the public together with, and in the same manner as, that provided for the SEPA threshold determination for the underlying development permit, unless the project is exempt from SEPA, in which case notice shall be given in the same manner as a final decision on the underlying development permit without any accompanying threshold determination. In the case of an approved CRC, any mitigation identified by the applicant to be provided by the applicant at the applicant's cost shall be included in the SEPA threshold determination or underlying permit decision (if categorically exempt from SEPA).

B. If a denial letter is not timely appealed, the underlying permit application will be processed and, in most instances, will result in a denial. If a denial letter is appealed, any mitigation or conditions included in the appeal decision shall be included in the SEPA threshold decision or underlying permit decision (if categorically exempt from SEPA).

18.105.190 Expiration of CRC and extensions of time.

A. Expiration. If a certificate of occupancy has not been requested prior to the expiration of the underlying permit or termination of the associated development agreement, the director shall convert the reserved capacity to available capacity for the use of other developments. The act of requesting a certificate of occupancy before expiration of the CRC shall only convert the reserved capacity to used capacity if the building inspector finds that the project actually conforms with applicable codes. If a complete underlying project permit application is expired as provided for in Chapter 18.40 EMC, the director shall convert any reserved capacity allocated to the underlying project permit for use by other developments.

B. Extensions for Road Facilities. The city shall assume that the developer requests an extension of transportation capacity reservation when the developer is requesting a renewal of the underlying development permit. No unused capacity may be carried forward beyond the duration of the transportation CRC or any subsequent extension.

C. If a CRC has been granted for a rezone or comprehensive plan amendment, the CRC shall expire when the development agreement for the comprehensive plan or rezone terminates. If there is no associated development agreement, the CRC shall expire within five years after the CRC approval anniversary date.

18.105.200 Appeals.

Upon receipt of an appeal of the denial letter, the director shall handle the appeal as follows:

A. A meeting shall be scheduled with the applicant to review the denial letter and the application materials, together with the appeal statement.

B. Within 14 days after the meeting, the director shall issue a written appeal decision, which will list all of the materials considered in making the decision. The appeal decision shall either affirm or reverse the denial letter. If the denial letter is reversed, the director shall identify the mitigation that the applicant proposes to provide at the applicant's cost, which will be imposed on the application approval in order to achieve concurrency.

C. The mitigation identified in the appeal decision shall be incorporated into the city's SEPA threshold decision on the application.

D. The appeal decision shall state that it may be appealed with any appeal of the underlying application or activity, pursuant to Chapter 18.40 EMC.

18.105.210 Purpose and procedure for administration.

A. "Capacity" refers to the ability or availability of water in the city's water system. "Capacity" refers to the ability to treat effluent in the city's wastewater treatment plant to the levels and volume limits in the city's NPDES permit. "Capacity" also refers to the ability or availability of road facilities to accommodate users, expressed in an approximate unit of measure, such as LOS for road facilities. "Available capacity" represents a specific amount of capacity that may be reserved by or committed to future users of the city's road facilities.

B. There are two capacity accounts to be utilized by the director in the implementation of this chapter for water, sewer and transportation. These accounts are:

1. The available capacity account; and

2. The reserved capacity account.

Capacity is withdrawn from the available capacity account and deposited into a reserved capacity account when a CRC is issued. Once the proposed development is constructed and an occupancy certificate is issued, the capacity is considered "used." Each capacity account of available or reserved capacity will experience withdrawals on a regular basis. Only the director may transfer capacity between accounts.

18.105.220 ~~Annual~~ Periodic reporting and monitoring.

A. The director is responsible for completion of ~~annual~~ periodic transportation capacity availability reports. These reports shall evaluate reserved capacity and permitted development activity for the previous ~~12-month~~ period, which shall be no less than 12 months and no greater than 24 months, and determine existing conditions with regard to available capacity for roads. The evaluations shall report on capacity used for the previous period and capacity available for the six-year capital facilities of the city's comprehensive plan, six-year transportation plan for road facilities, based on LOS standards. Forecasts shall be based on the most recently updated schedule of capital improvements, growth projections, public road facility inventories, and revenue projections, and shall, at a minimum, include:

1. A summary of development activity;

2. The status of each capacity account;

3. The six-year transportation plan;

4. Actual capacity of selected street segments and intersections and current LOS;

5. Recommendations on amendments to CIP and annual budget, to LOS standards, or other amendments to the transportation element of or to the comprehensive plan.

B. The findings of the ~~annual~~ periodic capacity availability report shall be considered by the council in preparing ~~the annual~~ updates to the capital improvement element, any proposed amendments to the CIP and six-year TIP, and shall be used in the review of development permits and capacity evaluations during the next period.

C. Based upon the analysis included in the ~~annual~~ periodic capacity availability reports, the director shall recommend to the city council ~~each year~~ any necessary amendments to the CIP, TIP and comprehensive plan. The director shall also report on the status of all capacity accounts when public hearings for comprehensive plan amendments are heard.

18.105.230 Road LOS monitoring and modeling.

A. The city shall monitor level of service standards through an annual update of the six-year transportation plan which will add data reflecting development permits issued and trip allocations reserved.

B. A new trip allocation shall be assigned for each traffic analysis zone, based on the results from the traffic demand model used by the city, to ensure that the city is achieving the adopted LOS standards described in this chapter and the transportation element of the comprehensive plan.

C. Amendments to the trip allocation program that exceed the total aggregate annual trip allocation per zone for any given year shall require an amendment to the comprehensive plan. Monitoring and modeling shall be required and must include anticipated capital improvements, growth projections, and all reserved and available capacity.

18.105.240 Traffic impact analysis standardized format.

Incorporated herein by this reference are the standardized Traffic Impact Analysis Guidelines, originally dated March 2012 or subsequently updated, of the required format for any submitted developer's independent traffic impact analysis. The traffic impact analysis may be completed at the time of submittal of the original application or upon denial of a transportation CRC application.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 13, 2026
Title: Multi-Family Tax Exemptions – Standards and Guidelines
Attachments: Attachment A - DRAFT Redline Code Amendments
Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

While staff hears a strong desire expressed by the community for non-residential uses in Edgewood, there continues to be weak economic demand for new dining, retail and office spaces. One factor is the high cost of new construction. Another complication, particularly along Meridian (SR-161) to the south of 24th St E, is the high cost of relocating overhead utilities underground.

RCW 84.14 allows local governments to adopt multi-family tax exemptions (MFTEs) by resolution. Edgewood is an eligible city per RCW 84.14.010(3)(c), and there are three tiers available for consideration:

- An 8-year property tax exemption for new residential construction, and
- A 12-year property tax exemption for new residential construction if 20% of the new units are set aside as affordable housing, and
- A 20-year property tax exemption for new residential construction if 25% of the new units are set aside as affordable housing.

Following RCW 84.14.040, any local ordinance designating MFTEs:

- must locate said MFTEs within an urban center (*such as the TC, MUR and C zones*),
- must lack sufficient affordable housing,
- requires a public hearing, and
- must adopt and implement standards and guidelines to be utilized in considering applications and making the determinations required under RCW 84.14.060.

Staff believes this last bullet is a key consideration here: our “standards and guidelines” can include provisions that require construction of non-residential spaces to accompany the proposed multi-family development, possibly above and beyond that which is already required by the development regulations. Also, the reduction in property taxes over time may offset a significant portion of the costs for relocating utilities underground - another factor which is proving to be a significant challenge.

Finally, by implementing local MFTE provisions, Edgewood may encourage development of more affordable housing units along the Meridian Corridor, preparing for compliance with recent case law and our next periodic Comprehensive Plan update.

Following staff's introduction to the City Council on March 17, 2026, this topic was referred to the Planning Commission (PC) for further analysis and discussion, particularly the "standards and guidelines" component of the statute.

This topic was introduced and discussed at the April and May PC Meetings. Staff then prepared and presented draft code language at the [PC meeting held June 8, 2026](#), based on Sumner's Municipal Code with specific modifications, summarized as follows:

- Eligible sites must be within the TC zoning district, within 750 feet of Meridian Ave E (SR 161) in the MUR zoning district, and within 300 feet of Meridian Ave E (SR 161) in the C zoning district
- Both 8-year and 12-year exemptions are allowed with the following restrictions:
 - 10-unit minimum
 - 50% permanent residential occupancy and tenant displacement is prohibited
 - Crosswalk safety improvements are required when transit stop(s) are within 100 feet
 - Existing overhead utilities must be relocated underground, except for high voltage transmission lines
- 12-year exemptions require at least 20% of the new units to be provided as affordable housing for low-income or moderate-income households

Staff has now reviewed the draft code language against other local cities with MFTE provisions, made several organizational and clarifying edits, and the attached draft code contains the following additional updates:

- The prior draft unintentionally restricted 8-year exemptions to the MUR zoning district
- Tenant displacement provisions have been expanded and clarified, consistent with other city examples, to ensure a consistent process and expectations
- For a conditional certificate extension appeal, using the Mayor instead of the Hearing Examiner

Finally, staff has noted the following items for further discussion prior to any further action:

- The definition for "high-cost area" and associated references under the definitions for "low-income household" and "moderate-income household" are not contained in Commerce's model code, but they were presented last month as they were present in Sumner's municipal code. Following conversation with Commerce, staff recommends removal of "high-cost area" provisions to remain compliant and setting the affordable unit threshold at 80% AMI.
- Sumner's definition for "multifamily housing" for MFTE has "10 or more dwelling units", while Commerce's model code and EMC Title 18 uses "4 or more dwelling units". Following conversation with Commerce, the minimum unit count for MFTE eligibility is a local policy item and can be any number at or above 4. Staff is seeking the PC's input on whether or not to keep it at 10 units.

- With a 50% permanent residential occupancy requirement as defined, staff is concerned an eligible property could experience short-term rentals, such as AirBNB and VRBO, and suggests considering increasing this ratio to 100%.
- Staff is seeking clear direction regarding any desire to include the following additional provisions for 12-year exemption eligibility:
 - Structured parking under / beneath other occupiable building space(s)
 - Requiring more than the minimum allowable residential density (*i.e., if the range is 10 to 24 units per acre, consider requiring 16 to 24? Maybe just hold to the maximum?*)
 - Allow for additional (bonus) building height to achieve maximum density (*i.e., consider unlimited height if the developer will achieve 24 units per acre or more?*)

Resources:

- Sumner: [Multifamily Property Tax Exemption \(MFTE\) Program – City of Sumner](#)
 - SMC 2.52: <https://ecode360.com/47275552#47275552>
- Puyallup: <https://www.puyallupwa.gov/1950/Multi-Family-Tax-Exemption-Program>
- Tacoma: <https://tacoma.gov/government/departments/community-and-economic-development/housing-division/tax-incentives/>
 - TMC 6A.110: <https://cms.cityoftacoma.org/cityclerk/Files/MunicipalCode/Title06-TaxandLicenseCode.PDF>
- Renton Municipal Code Section 4-1-220: <https://www.codepublishing.com/WA/Renton/#!/Renton04/Renton0401/Renton0401220.html#4-1-220>
- Shoreline Municipal Code Chapter 3.27: <https://www.codepublishing.com/WA/Shoreline/#!/Shoreline03/Shoreline0327.html>
- Department of Commerce website: <https://www.commerce.wa.gov/growth-management/housing-planning/mfte/>

Tentative Schedule:

March 17, 2026 – City Council Introduction (COMPLETE)

April 13, 2026 – Planning Commission Introduction (COMPLETE)

May 11, 2026 – Planning Commission Discussion (COMPLETE)

June 8, 2026 – Planning Commission Discussion (COMPLETE)

June 26, 2026 – SEPA Issuance and Comment Period (IN PROGRESS)

July 13, 2026 – Planning Commission Public Hearing

August 10, 2026 – Planning Commission Recommendation

August 18, 2026 – City Council Study Session Introduction

August 25, 2026 – City Council Regular Meeting and Potential Action

Current Discussion:

This is the Planning Commission Public Hearing for proposed multifamily tax exemption regulations. 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 proposed draft regulations related to multifamily tax exemptions.

NEW Chapter 3.45

MULTIFAMILY PROPERTY TAX EXEMPTION

3.45.010 Purpose.

As provided for in chapter 84.14 RCW, the purpose of this chapter is to provide limited exemptions from ad valorem property taxation for multifamily housing in designated residential targeted areas to:

A. Encourage increased residential opportunities, including affordable housing units, within areas of the city designated by the city council as residential targeted areas; and/or

B. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in designated residential targeted areas to increase and improve housing opportunities, including affordable housing; and

C. Assist in directing future population growth to designated residential targeted areas, thereby reducing development pressure on ~~single-family~~ lower-density residential neighborhoods and areas with restrictive critical areas; and

D. Achieve development densities which are more conducive to transit use in designated residential targeted areas.

3.45.020 Definitions.

When used in this chapter, the following terms shall have the following meanings, unless the context indicates otherwise:

A. "Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low- or moderate-income households.

B. "Building codes" means the city and state building and fire codes as set forth in ~~SE~~MC Title 15.

C. "City" means the city of Edgewood~~Sumner~~.

D. "Department" means the ~~city department of~~ community development department.

E. "Director" means the community development director ~~of the department of community development~~, or designee.

~~F. "High-cost area" means a county where the third-quarter median house price for the previous year as reported by the Washington Center for Real Estate Research at Washington State University is equal to or greater than 130 percent of the statewide median house price published during the same time period.~~

G. "Household" means a single person, family, or unrelated persons living together.

H. "Low-income household" means a household~~single person, family, or unrelated persons living together~~ whose adjusted income is at or below 80 percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States Department of Housing and Urban Development. ~~For cities located in high-cost areas, "low-income household" means a household that has an income at or below 100 percent of the median family income, adjusted for family size, for the county where the project is located.~~

I. "Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than 80 percent but is at or below 115 percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States Department of Housing and Urban Development. ~~For cities located in high-cost areas, "moderate-income household" means a household that has an~~

income that is more than 100 percent, but at or below 150 percent, of the median family income adjusted for family size, for the county where the project is located.

J. "Multifamily housing" means a building or a group of buildings, having 10 or more dwelling units not designed or used as transient accommodations and not including hotels and motels. Multifamily units may result from new construction or rehabilitated or conversion of vacant, underutilized, or substandard buildings to multifamily housing.

K. "Multifamily property tax exemption" means an exemption from ad valorem property taxation for multifamily housing.

L. "Owner" means the property owner of record.

M. "Permanent residential occupancy" means multi-family unit housing that provides either rental or owner occupancy on a nontransient basis. This includes owner-occupied or rental accommodation that is leased for a period of at least one month. ~~This excludes hotels, and motels, or other types of temporary housing~~ that predominantly offer rental accommodation on a daily or weekly basis.

N. "Rehabilitation improvements" means modifications to existing structures that are vacant for 12 months or longer that are made to achieve a condition of substantial compliance with existing building, fire, and zoning codes, or modification to existing occupied structures which increase the number of multifamily housing units.

O. "Residential targeted area," also "residential target area," means the geographic area located within the areas ~~set forth in Figures A and B~~ described in SEMC § 3.45.050(A).

P. "Substantial compliance" means compliance with all local building, fire and zoning code requirements, which are typically required for rehabilitation as opposed to new construction.

3.45.030 Applicability.

Multifamily housing projects in designated residential targeted areas resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings may be entitled to a limited exemption from ad valorem property taxation as set forth in this chapter.

3.45.040 Terms of the tax exemption.

A. Duration of Exemption. The value of new housing construction, conversion, and rehabilitation improvements qualifying under this chapter is exempt from ad valorem property taxation, as follows:

1. For properties for which applications for certificates of tax exemption eligibility are submitted under this chapter, the value is exempt:

a. For eight (8) successive years beginning January 1st of the year immediately following the calendar year of issuance of the final certificate of tax exemption certificate, if the property otherwise qualifies for the exemption under this chapter and is in the Mixed Use Residential (MUR) zoning district.

b. For 12 successive years beginning January 1st of the year immediately following the calendar year of issuance of the certificate, if the property otherwise qualifies for the exemption under this chapter and meets the conditions in this subsection (A)(1)(ab). For the property to qualify for the 12-year exemption under this subsection, the applicant must commit to renting or selling at least 20 percent of the multifamily housing units as affordable housing units to low- and moderate-income households, and the property must satisfy that commitment and any additional affordability and income eligibility conditions adopted by the local government under this chapter. In the case of projects intended exclusively for owner occupancy, the minimum requirement of this subsection (A)(1)(ab) may be satisfied solely through housing affordable to moderate-income households.

B. Limits on Exemption. The exemption does not apply:

1. To the value of land or to the value of nonhousing-related improvements not qualifying under this chapter.

2. In the case of rehabilitation of existing buildings, to the value of improvements constructed prior to submission of the completed application required under this chapter.

3. To increases in assessed valuation made by the Pierce County assessor on nonqualifying portions of building or other improvements and value of land nor to increases made by lawful order of a county board of equalization, the Department of Revenue, or Pierce County, to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law.

C. Conclusion of Exemption. At the conclusion of the exemption period, the new or rehabilitated housing cost shall be considered as new construction for the purposes of chapter 84.55 RCW.

3.45.050 Project eligibility.

To be eligible for exemption from property taxation under this chapter, the property shall satisfy all of the following requirements: A proposed multifamily housing project must meet the following requirements for consideration for a property tax exemption:

A. Location. The project must be located within one of the following residential targeted areas as defined in SEMC § 3.4552.020: ~~and as set forth in Figures A and B.~~

1. All parcels within the Town Center (TC) zoning district;

2. Parcels within the Mixed-Use Residential (MUR) zoning district within a 750-foot walking distance of an active public transit route; and

3. Parcels within the Commercial (C) zoning district within a 300-foot walking distance of an active public transit route.

B. Size of Project.

1. The project must be multifamily housing consisting of at least twelve (12) dwelling units within a residential structure or as part of a mixed-use development, in which at least 50 percent of the space must provide for permanent residential occupancy;

2. In the case of existing multifamily housing or mixed-use that is occupied or which has not been vacant for 12 months or more, the multifamily housing project must also provide for a minimum of four additional multifamily units ~~for a total project of at least 10 units including the four additional units.~~

3. Existing multifamily housing that has been vacant for 12 months or more does not have to provide additional units.

~~CB. Project Tenant Displacement Prohibited.~~ The project must not displace existing residential tenants of structures that are proposed for redevelopment unless the following is provided:

1. If the property proposed to be redeveloped or rehabilitated is not vacant, the applicant shall provide 120-calendar-day notice to each existing tenant impacted by the project, assist them with finding housing of comparable size, quality, price, and location, and a reasonable time frame to relocate. The applicant shall cover the cost of the relocation, which includes moving costs and any required housing deposits.

2. If the existing tenant is a low- or moderate-income household, they shall have first rights to choose one of the proposed affordable housing units. If not, they shall have first rights to choose one of the market rate units.

~~The project must not displace existing residential tenants of structures that are proposed for redevelopment. If the property proposed to be rehabilitated is not vacant, an applicant shall provide each existing tenant housing of comparable size, quality, and price and a reasonable opportunity to relocate.~~

~~DC. Noncompliance With Building Codes~~ Existing Building Rehabilitation. Existing dwelling units proposed for rehabilitation must fail to comply with one or more standards of the applicable state or city building codes.

~~D. Size of Project. The new, converted, or rehabilitated multiple unit housing must provide for a minimum of 50 percent of the space for permanent residential occupancy. The project, whether new, converted, or rehabilitated multiple unit housing, must include at least 12 units of multifamily housing within a residential structure or as part of an urban development. In the case of existing multifamily housing that is occupied or which has not been vacant for 12 months or more, the multifamily housing project must also provide for a minimum of four additional multifamily units for a total project of at least 10 units including the four additional units. Existing multifamily housing that has been vacant for 12 months or more does not have to provide additional units.~~

~~E. Proposed Completion Date. New construction of multifamily housing and rehabilitation improvements must be completed within three years from the date of approval of the application.~~

E. Sanitary Sewer Connection. The project must connect or be connected to an available sanitary sewer system.

F. Overhead to Underground Utility Conversion. Except for high voltage transmission lines, the project must convert any and all existing abutting and fronting overhead utility lines to underground.

G. Transit Access and Safety Improvements. If an existing or proposed transit stop is within 100 feet of the project, a pedestrian crosswalk and associated safety improvements must be constructed by the owner consistent with the Meridian Corridor Study adopted under Resolution 24-0741.

H. Compliance With Guidelines and Standards. The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations. The project must also comply with any other standards and guidelines adopted by the city council for the residential targeted area.

I. Project Completion Deadline. The project must be completed within three (3) years from the date of issuance of the conditional certificate as provided in EMC 3.45.070 or by any extended deadline granted by the director as provided in EMC 3.45.080.

3.45.060 Conditional Certificate Application Requirements procedure.

~~A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:~~

A. The owner of property applying for exemption under this chapter shall submit an application to the Director, on a form established by the Director. The application provided by the city shall be filed with the department along with the required fees as established pursuant to RCW 84.14.080.

B. A complete application shall include:

1. A completed city of Edgewood~~Sumner~~ application form setting forth the grounds for the exemption.

2. Preliminary floor and site plans of the proposed project.

3. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter.

4. An affidavit stating the occupancy record of the property for a period of 12 months prior to filing the application.

5. For rehabilitation projects and for new development on property upon which an occupied residential rental structure previously stood, the applicant shall also submit an affidavit stating that each existing household was sent a 120-calendar-day move notice and that each household was provided housing of comparable size, quality, and price acceptable to the City.

6. For any household being provided a 120-calendar-day move notice that qualifies as a low-income household, the applicant will also submit an affidavit stating that moving expenses have been or will be provided according to the current Department of Transportation Fixed Residential Moving Costs Schedule.

7. For rehabilitation projects, the applicant shall provide a report prepared by a registered architect identifying property noncompliance with the building codes. This report shall identify specific code violations and must include supporting data that satisfactorily explains and proves the presence of a violation. Supporting data must include a narrative and such graphic materials as needed to support this application. Graphic materials may include, but are not limited to, building plans, building details, and photographs.

8. Verification by oath or affirmation of the information submitted.

~~6. For rehabilitation projects, the applicant shall provide a report prepared by a registered architect identifying property noncompliance with the building codes. This report shall identify specific code violations and must include supporting data that satisfactorily explains and proves the presence of a violation. Supporting data must include a narrative and such graphic materials as needed to support this application. Graphic materials may include, but are not limited to, building plans, building details, and photographs.~~

C. Fees. At the time of application under this section, the owner shall pay to the City all required fees as established pursuant to RCW 84.14.080 and provided in the City of Edgewood Fee Schedule.

D. Deadline. The application shall be submitted prior to issuance of the building permit, unless otherwise approved by the Director.

3.45.070 ~~Application for~~ Application review and issuance of conditional certificate.

The director may certify as eligible an application which is determined to comply with the requirements of this chapter. A decision to approve or deny an application shall be made within 90 calendar days of receipt of a complete application.

A. ~~Application~~ Approval of Application. The director may approve the application if he/she finds that:

1. The owner has complied with all of the requirements of this Section, including but not limited to the project eligibility requirements contained in EMC 3.45.040 and EMC 3.45.050 and the application requirements contained in EMC 3.45.060; and

2. The proposed project is, or will be at the time of completion, in conformance with all approved plans, and all applicable requirements of the Edgewood Municipal Code, local plans, or other applicable requirements or regulations in effect at the time the application is approved.

~~A minimum of 12 new units are being constructed or in the case of occupied rehabilitation or conversion within 12 months of occupancy, a minimum of four additional multifamily units for a total project of at least 10 units including the four additional multifamily units are being developed.~~

~~2. The proposed project is or will be, at the time of completion, in conformance with all applicable local plans and regulations.~~

~~3. The owner has complied with all standards and guidelines adopted by the city under this chapter.~~

~~4. The site is located in the residential targeted area.~~

~~5. If applicable, the proposed multiunit housing project meets the affordable housing requirements as described in SEMC § 3.5245.040.~~

B. ~~Approval of Application~~ Contract Required. If an application is approved, the applicant shall enter into a contract with the city, regarding the terms and conditions of implementation of the project, and the director shall issue a conditional certificate of acceptance of tax exemption. The conditional certificate shall expire three years from the date of approval unless an extension is granted as provided in this chapter.

C. Issuance of Conditional Certificate: Following approval of the contract, the Director shall issue a conditional certificate of acceptance of tax exemption. The conditional certificate shall expire three (3) years from the date of Council approval of the contract unless an extension is granted as provided in EMC 3.45.080.

1 **DE**. Denial of Application. If an application is denied, the director shall state in writing the reasons for denial and
2 shall send notice to the applicant at the applicant's last known address within 10 calendar days of the denial.

3 **ED**. Appeal. Per RCW 84.14.070, an applicant may appeal a denial to the city council within 30 calendar days of
4 receipt of the denial by filing a complete appeal application and fee with the director. The appeal before the city
5 council will be based on the record made before the director. The director's decision will be upheld unless the
6 applicant can show that there is no substantial evidence on the record to support the director's decision. The city
7 council's decision on appeal will be final.

8 **3.45.080 Extension of conditional certificate.**

9 A. Extension. The conditional certificate and time for completion of the project may be extended by the director for
10 a period not to exceed a total of 24 consecutive months. To obtain an extension, the applicant must submit a written
11 request with a fee stating the grounds for the extension. An extension may be granted if the director determines that:

12 1. The anticipated failure to complete construction or rehabilitation within the required time period is due to
13 circumstances beyond the control of the owner;

14 2. The owner has been acting and could reasonably be expected to continue to act in good faith and with due
15 diligence; and

16 3. All the conditions of the original contract between the applicant and the city will be satisfied upon
17 completion of the project.

18 B. Denial of Extension. If an extension is denied, the director shall state in writing the reason for denial and shall
19 send notice to the applicant's last known address within 10 calendar days of the denial.

20 C. Appeal. Pursuant to RCW 84.14.090(6), an applicant may appeal the denial of an extension to the ~~mayor~~ **hearing**
21 ~~examiner~~ pursuant to ~~e~~Chapter 18.4056 ~~SE~~MC within 14 calendar days of receipt of the denial by filing a complete
22 appeal application and fee with the director. The appeal before the ~~mayor~~ **hearing examiner** shall be processed as a
23 ~~Type III-a director decision~~ **Minor Administrative Approval** pursuant to chapter 18.4056 ~~SE~~MC. No appeal to the
24 ~~hearing examiner~~ **city council** is provided from the ~~hearing examiner~~ **mayor's** decision. The applicant may appeal the
25 ~~hearing examiner~~ **mayor's** decision to the Pierce County superior court, under RCW 34.05.510 through 34.05.598, if
26 the appeal is filed within 30 calendar days of receiving notice of that decision.

27 **3.45.090 Final Certificate Application Requirements** ~~Application for final certificate.~~

28 **The director may certify as eligible an application which is determined to comply with the requirements of this**
29 **chapter. A decision to approve or deny an application shall be made within 30 calendar days of receipt of a complete**
30 **application.**

31 **A. Application.** Upon completion of the improvements agreed upon in the contract between the applicant and the
32 city and upon issuance of a **temporary or permanent** certificate of occupancy, the applicant may request a final
33 certificate of tax exemption by filing with the director the following:

34 **1A.** A statement of expenditures made with respect to each multifamily housing unit and the total expenditures
35 made with respect to the entire property;

36 **2B.** A description of the completed work and a statement of qualification for the exemption;

37 **3C.** A statement that the work was completed within the required three-year period or any authorized extension;
38 and

39 **4D.** **If applicable, a statement that the project meets the affordable housing requirements in EMC 3.45.030,**
40 **along with the number, type, and specific multi-family housing units rented or sold to date, as applicable, to**
41 **meet the affordable housing requirements; and**

5. Any additional information requested by the City pursuant to meeting any reporting requirements under Chapter 84.14 RCW.

~~If applicable, that the project meets the affordable housing requirements as described in RCW 84.14.020.~~

3.45.100 Issuance of final certificate.

~~Within 30 calendar days of receipt of all materials required for a final certificate, the director shall determine whether the specific improvements satisfy the requirements of the contract, application, and this chapter.~~

A. ~~Granting Issuance~~ of Final Certificate. If the director determines that the project has been completed in accordance with this chapter and the contract between the applicant and the city, and has been completed within the authorized time period, the city shall, within 10 calendar days of the expiration of the 30-day review period above, file a final certificate of tax exemption with the Pierce County assessor.

B. Denial of Final Certificate. The director shall notify the applicant in writing that a final certificate will not be filed if the director determines that:

1. The improvements were not completed within the authorized time period;
2. The improvements were not completed in accordance with the contract between the applicant and the city; or
3. The owner's property is otherwise not qualified under this chapter.

C. Appeal. Pursuant to RCW 84.14.090(6), an applicant may appeal a denial to the hearing examiner pursuant to ~~Chapter 18.4056 SEMC~~ within 14 calendar days of issuance of the denial of a final certificate by filing a complete appeal application and fee with the director. The appeal before the hearing examiner shall be processed as a Type ~~III-a director decision~~ Major Administrative decision pursuant to ~~Chapter 18.4056 SEMC~~. No appeal to the city council is provided from the hearing examiner's decision. The applicant may appeal the hearing examiner's decision to the Pierce County superior court, under RCW 34.05.510 through 34.05.598, if the appeal is filed within 30 calendar days of receiving notice of that decision.

3.45.110 Annual compliance review.

A. Within 30 calendar days after the first anniversary of the date of filing the final certificate of tax exemption and each year for the tax exemption period, the property owner shall be required to file a notarized declaration with the director indicating the following:

1. A statement of occupancy and vacancy of the multifamily units during the previous 12 months;
2. A certification by the owner that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in RCW 84.14.020 since the date of the certificate approved by the city;
3. A description of changes or improvements constructed after issuance of the certificate of tax exemption; and
4. Any information needed by the city to file its report pursuant to subsection (B) of this section and any additional information requested by the city in regards to the units receiving a tax exemption.

B. The city shall report annually by December 31st of each year, beginning in 2026~~19~~, to the Washington State Department of Community, Trade, and Economic Development. The report must include the following information:

1. The number of tax exemption certificates granted;
2. The total number and type of units produced or to be produced;
3. The number and type of units produced or to be produced meeting affordable housing requirements;

4. The actual development cost of each unit produced;
5. The total monthly rent or total sale amount of each unit produced;
6. The income of each renter household at the time of initial occupancy and the income of each initial purchaser of owner-occupied units at the time of purchase for each of the units receiving a tax exemption and a summary of these figures for the city; and
7. The value of the tax exemption for each project receiving a tax exemption and the total value of tax exemptions granted.

C. **Audit.** City staff may also conduct **audits or** on-site verification of **any statements provided by the property owner** ~~the declaration~~. Failure to submit the annual declaration shall result in a review of the exemption per RCW 84.14.110.

3.45.120 Cancellation of tax exemption.

If the director determines the owner is not complying with the terms of the contract or this chapter, the tax exemption shall be canceled. This cancellation may occur in conjunction with the annual review or at any other time when noncompliance has been determined. If the owner intends to convert the multifamily housing to another use, the owner shall notify the director and the Pierce County assessor in writing within 60 calendar days of the change in use.

A. Effect of Cancellation. If a tax exemption is canceled due to a change in use or other noncompliance, the following taxes and penalties will apply:

1. Additional real property tax, plus interest, shall be imposed based upon the value of the nonqualifying improvements. This additional tax is calculated based upon the difference between the property tax paid and the property tax that would have been paid if it had included the value of the nonqualifying improvements dated back to the date that the improvements were converted to a nonqualifying use.
2. A penalty shall be imposed amounting to 20 percent of the value of the additional property tax plus interest.
3. The interest is calculated at the same statutory rate charged on delinquent property taxes from the dates on which the additional property tax could have been paid without penalty if the improvements had been assessed at full value without regard to this tax exemption program.
4. The additional taxes, interest and penalties will become a lien on the land and attach at the time the property or portion of the property is removed from multifamily use or the amenities no longer meet applicable requirements. The lien has priority over and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the land may become charged or liable. The lien may be foreclosed upon expiration of the same period after delinquency and in the same manner provided by law for foreclosure of liens for delinquent real property taxes. An additional tax unpaid on its due date is delinquent. From the date of delinquency until paid, interest must be charged at the same rate applied by law to delinquent ad valorem property taxes.

B. Notice of Cancellation. Pursuant to RCW 84.14.110(2), upon determining that a tax exemption is to be canceled, the director shall notify the owner by mail, return receipt requested.

C. Appeal. The property owner may appeal the determination of cancellation of the tax exemption to the hearing examiner pursuant to ~~eChapter 18.4056 S~~EMC by filing a notice of appeal with the city clerk within 30 calendar days, specifying the factual and legal basis for the appeal. The hearing examiner will conduct a hearing under ~~eChapter 18.4056 S~~MC for a Process **I** action. An aggrieved party may appeal the hearing examiner's decision to the Pierce County superior court under RCW 34.05.510 through 34.05.598.

- 1 **3.45.130 Conflict of provisions.**
- 2 If any provision of this chapter is in legal conflict with the provisions of chapter 84.14 RCW, the provisions of
- 3 chapter 84.14 RCW shall apply as if set forth in this chapter.

DRAFT



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 13, 2026

Title: Schober Comprehensive Plan and Zoning Map Amendment (25-002-COMP PLAN)

Attachments:

- A. Existing Future Land Use Designation Map
- B. Applicant Proposed Future Land Use Designation Map (Alternative 1)
- C. City Proposed Future Land Use Designation Map (Alternative 2)
- D. City Proposed Draft Limited Industrial Overlay Regulations
- E. Applicant Materials
- F. Applicant Proposed Industrial Use Limitations
- G. Notice of Application Public Comments
- H. SEPA MDNS
- I. Public Hearing Comments

Submitted By: Josh Kubitza, AICP – Planning Manager

Introduction and Policy Analysis:

In accordance with [RCW 36.70A.130](#) of the Growth Management Act (GMA), cities may consider amendments to their comprehensive plans no more than once annually. The Edgewood City Council has established a process and criteria for making amendments to the City's Comprehensive Plan under [Edgewood Municipal Code \(EMC\) Chapter 18.60](#).

On February 24, 2026, the City Council approved the final annual docket under [Resolution No. 26-0788](#). The resolution directed the Edgewood Planning Commission to review and consider the 25-002-COMP PLAN amendment application to rezone the Schober properties (5626 and 5628 Sumner Heights Dr E) to Industrial. The Edgewood Planning Commission was directed to complete its review, to conduct such public hearings as may be required, and to forward its recommendation to the Edgewood City Council prior to the deadline established in [RCW 36.70A.130](#), as existing (December 31, 2026) or as amended.

Process and Criteria:

The process for amending the City's Comprehensive Plan is specified in [EMC Chapter 18.60](#), GMA ([RCW 36.70A](#)) and the State Environmental Policy Act (SEPA). Only those amendments which are found to be in substantial compliance with all criteria listed below shall be approved ([EMC 18.60.220\(A\)](#)):

1. Whether the proposed amendment(s) conform to the Growth Management Act ([Chapter 36.70A RCW](#));

2. Whether the proposed amendment(s) are consistent with and implement the city's comprehensive plan, including the goals, policies and implementation strategies of the various elements of the plan;
3. Whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan;
4. Whether the assumptions upon which the city's comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the city's comprehensive plan; and
5. Whether the proposed amendment(s) reflects current, widely held values of the residents of the city.

Site-Specific Proposals, like this applicant-proposed amendment, are also subject to the following additional criteria ([EMC 18.60.220\(B\)](#)):

1. Whether the proposed site-specific amendment(s) meets concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services (e.g., police, fire and emergency medical services, parks, fire flow and general governmental services);
2. Any proposed site-specific amendment(s) will not result in probable significant adverse impacts to the city's transportation network, capital facilities, utilities, parks and environmental features that cannot be mitigated, and will not place uncompensated burdens upon existing or planned service capabilities;
3. In the case of a site-specific amendment(s) to the comprehensive plan's land use map, that the subject parcels are physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to, the following: (a) access; (b) provision of utilities; and (c) compatibility with existing and planned surrounding land uses;
4. The proposed site-specific amendment(s) will not create pressure to change the land use designation of other properties, unless the change of land use designation for other properties is in the long-term best interests of the city as a whole;
5. The proposed site-specific amendment(s) does not materially affect the land use and population growth projections that are the bases of the comprehensive plan;
6. If within an incorporated urban growth area (UGA), the proposed site-specific amendment(s) does not materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA;
7. The proposed amendment(s) is consistent with any applicable county-wide policies for the city and any other applicable interjurisdictional policies or agreements, and any other local, state or federal laws.

Action Alternatives 1 and 2 to amend the Comprehensive Plan Map and Zoning Map are both being analyzed by the City of Edgewood. These alternatives were analyzed under environmental review required by SEPA and are discussed here in detail as it relates to the criteria listed above. The applicant provided a detailed response to each of the criteria listed above (Attachment E).

Why the Amendments are Being Proposed:

In accordance with [EMC 18.60.220](#), amendment cycles can occur no less frequently than every other year and no more than once per year. Under the 2025 annual amendment cycle, the City Council and Planning Commission provided opportunities for the public to propose amendments to the Comprehensive Plan. Under this docket item (25-0002-COMP PLAN), the City of Edgewood is considering the Comprehensive Plan Map Amendment and corresponding Zoning Map updates to reflect the proposal described below.

Description of Proposal:

The proposal is to change the Comprehensive Plan land use designation and zoning of Tax Parcels 0420234144 and 0420234111 from Mixed Residential-1 (MR-1) to Industrial (I).

After reviewing the public comments received to-date, city staff determined that an alternative proposal may be warranted to limit the types of allowed industrial land uses. Additionally, the applicant has proposed industrial land use table alterations and an 8-foot solid wall barrier for noise and aesthetic screening. As such, the docket item now includes the following alternatives:

- Alternative 1: Change the Comprehensive Plan future land use designation and zoning of Tax Parcels 0420234144 and 0420234111 from MR-1 to I (Attachment B).
- Alternative 2: Same as Alternative 1, with a new Limited Industrial (LI) Overlay (Attachment C and D).

Public & Agency Comment:

Public comments were received during the notice of application comment period, all of which are contained in Attachment G. The following summarizes the general comments:

- General noise, light, traffic, and air quality concerns,
- Incompatibility with surrounding neighborhood, and
- Impacts to existing residential property values.

Another comment period associated with the SEPA determination issuance and tonight's Public Hearing is currently underway. A Notice of Public Hearing was published on June 26, 2026, being 17 days prior to tonight's hearing before the Planning Commission. Comments received between the notice of public hearing and July 9, 2026, are included in Attachment I.

SEPA Environmental Review:

Public and agency comments were considered during the environmental review and addressed in the SEPA analysis of the proposed amendments and alternatives, contained in the SEPA checklist. The City of Edgewood issued a (Mitigated) Determination of Non-Significance on June 28, 2026, with a 14-day comment period (Exhibit H).

The following are the associated mitigation measures:

1. Access to tax parcels 0420234144 & 0420234111 from Sumner Heights Drive shall be limited to the existing access easement along the southern property boundary of Tax Parcel 0420234144. All other access points shall be removed unless otherwise approved by the Director.
2. Future industrial development proposed within 500 feet of residentially zoned properties shall submit a project-specific Community Noise Impact Assessment demonstrating compliance with [EMC Chapter 8.20](#). This assessment shall evaluate stationary equipment, outdoor loading dock operations, and material handling areas. Additional conditions, such as noise reduction walls, landscape buffers, and building orientation may be applied during project-level design review to mitigate noise and visual impacts on adjacent residential properties.
3. Type IV, 15-foot Solid Barrier landscaping buffer is required for industrial land uses and shall be placed along Summer Heights Drive E.
4. Future non-residential development shall improve Sumner Heights Drive E to current commercial standards between the southern access driveway and the City of Edgewood boundary (under the SR 167 overpass) or demonstrate existing compliance with city standards to the satisfaction of the Public Works Director.
5. All future construction activities shall implement temporary noise and dust control measures to minimize impacts on adjacent residential properties. These measures shall include, but are not limited to:
 - Limiting construction hours to the City's allowable work hours.
 - Employing dust suppression methods, such as water spraying and soil stabilization.
 - Utilizing noise-reducing equipment and techniques where feasible
 - Installing temporary barriers or screening to reduce dust and noise dispersion.
 - A Construction Mitigation Plan detailing these measures shall be submitted to the City prior to issuance of grading or building permits to the satisfaction of the Public Works Director.
6. Prior to issuance of building permits or change to commercial or industrial land uses, the applicant shall submit a Design Review application to the City for administrative review and approval. The Design Review shall ensure coordinated development of access, stormwater

management, landscaping, building orientation, and buffering measures to mitigate potential impacts to adjacent residential areas. The City may impose additional conditions at the Design Review stage to address site-specific impacts.

Comprehensive Plan Amendments Criteria (EMC 18.60.220):

The Planning Commission shall review all proposed amendments to the comprehensive plan against the following criteria:

1. Whether the proposed amendment(s) conform to the Growth Management Act ([Chapter 36.70A RCW](#)).

City Findings: The proposed amendments are consistent with the requirements of the Growth Management Act (GMA). The GMA directs jurisdictions to encourage urban growth in areas with existing and planned public facilities and services, maintain a coordinated land use pattern, and promote economic development.

The proposed amendment alternatives were evaluated against the City's housing projections and found to have a minimal impact on overall housing capacity, as the City has a surplus of 1,467 low-density units and the subject site has limited residential development potential. In a worst-case scenario, the proposed amendment alternatives would reduce the low-density housing surplus by twelve dwelling units, down to 1,455. However, the proposed amendment alternatives would increase the likelihood of the City meeting its 2044 employment growth target of 4,206 jobs. As a result, the City can reduce its low-density housing capacity while still meeting its overall housing targets.

Regarding critical areas, the subject site contains potential landslide hazard areas. Any future development, regardless of use, will be required to comply with the City's Critical Areas Ordinance and must demonstrate "no net loss of ecological function" for these sensitive areas.

The proposed amendment alternatives have also been reviewed for consistency with the City's Capital Facilities Plan, Transportation Improvement Plan, and General Sewer Plan.

2. The proposed amendment(s) are consistent with and implement the city's comprehensive plan, including the goals, policies and implementation strategies of the various elements of the plan.

City Findings: The proposed amendment alternatives are consistent with and implement the City's Comprehensive Plan. The redesignation of the subject properties, which are currently identified as a special land use study area within the plan, supports the City's economic development objectives. The proposal does not adversely affect any of the analyses or projections contained in the Comprehensive Plan or its associated documents,

including the Capital Facilities Plan, Transportation Improvement Plan, and General Sewer Plan.

The proposed amendment alternatives support and are consistent with the following 2024 Comprehensive Plan goals and policies:

Policy NA.1k: Require measures to minimize excessive noise and light emitted from commercial land uses, industrial land uses, and other sources.

Goal LU.1: Establish a future land use pattern that is consistent with the City's vision.

Policy LU.1a: Ensure that adequate land areas are provided to accommodate projected growth and provide opportunities for economic development activities, while protecting open space and natural resources.

Policy LU.1b: 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 LU-3).

Policy LU.1q: The Industrial designation is intended to accommodate industrial uses providing local and regional employment opportunities, such as research, light manufacturing and warehousing. Compatible uses are also allowed.

Goal LU.2: Promote a land use pattern that strengthens Edgewood's identity and sense of place.

Policy LU.2b: Promote community character and identity, in a welcoming way, including consideration of the following:

- Compatibility with natural site characteristics
- Development at a scale and character appropriate to the site and surrounding vicinity
- Design that reflects the community's current and historic character with a small-town feeling
- Landscaping to enhance building and site appearance

Goal LU.11: Accommodate and facilitate industrial development that positively contributes to Edgewood's economy and character.

Policy LU.11a: Establish opportunities for a range of industrial uses, such as regional research, manufacturing, warehousing or other regional employment uses.

Policy LU.11b: Expand the number and type of industrial uses in the City through more intensive use of existing industrial lands and expansion of industrial uses in appropriate locations.

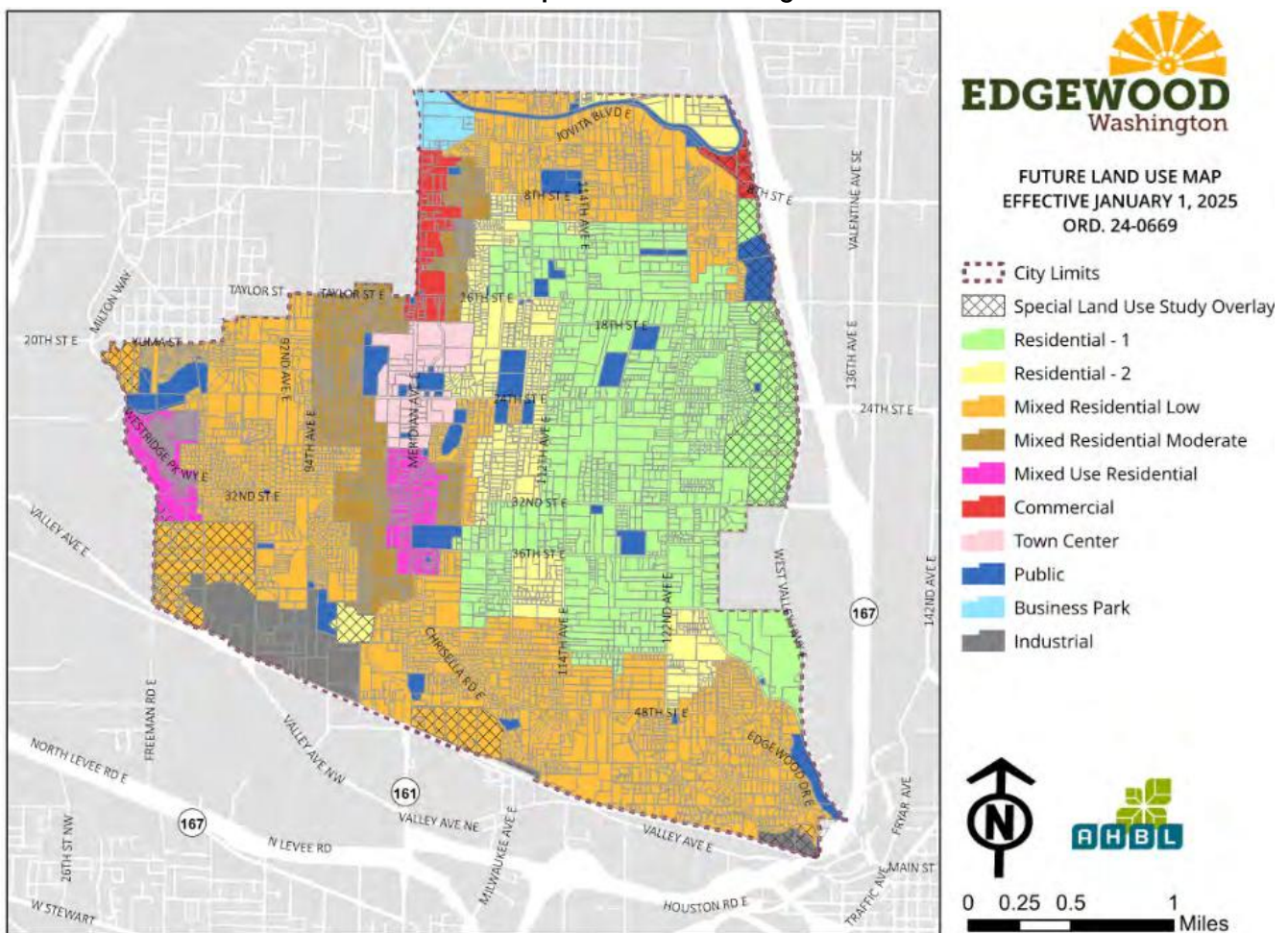
3. Whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan;

City Findings: The subject sites were identified in the 2024 Comprehensive Plan under Land Use Goal 1.b and identified on the Future Land Use Map with a “Special Land Use Study Overlay”. This goal, along with its supporting land use analysis and relevant mapping, is provided below for context.

Policy 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:



Since the subject properties were identified for future redesignation of land uses, the Comprehensive Plan assumed that the properties within the “special land use study

overlay” may require a redesignation of land uses. The proposed amendments are consistent with this criterion.

4. Whether the assumptions upon which the city’s comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the city’s comprehensive plan; and

City Findings: As outlined in Criterion 3, the subject properties were identified in the Comprehensive Plan as a candidate for potential redesignation pending further analysis. Based on the analysis provided by the applicant a review by the city, the proposed amendments are consistent with the intent and requirements of this criterion.

5. Whether the proposed amendment(s) reflects current, widely held values of the residents of the city.

City Response: The proposed amendment alternatives reflect the widely held values of Edgewood residents as documented in the 2024 Comprehensive Plan and create new economic opportunities. However, Alternative 2, which includes a restriction on industrial land uses, is likely to be more reflective of the established nearby residential neighborhood than Alternative 1. Furthermore, these areas are significantly impacted by historical, adjacent industrial uses and are better suited for industrial development than residential development. This suitability is further supported by the fact that the two properties have never been developed for permanent residential uses.

Site-Specific Proposals, like the applicant proposed amendment, are also subject to the following additional criteria ([EMC 18.60.220\(B\)](#)):

1. Whether the proposed site-specific amendment(s) meets concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services (e.g., police, fire and emergency medical services, parks, fire flow and general governmental services).

City Response: The applicant's comprehensive plan map and rezone application includes a trip generation assessment (Exhibit E). This assessment calculates that the proposal will result in approximately three new peak-hour trips for contractor-yard-type uses. This is below the minimum of 10 new peak-hour trips required to trigger a traffic concurrency review ([EMC 18.105.030\(B\)](#)). All future projects that may occur will also require proposal-specific traffic concurrency reviews and be subject to the City's traffic standards applicable at the time of the proposed use. All other public facilities and services are not expected to be adversely impacted by the proposal. The proposal complies with this criterion.

2. Any proposed site-specific amendment(s) will not result in probable significant adverse impacts to the city's transportation network, capital facilities, utilities, parks and environmental features that cannot be mitigated, and will not place uncompensated burdens upon existing or planned service capabilities.

City Response: The proposal will not have significant adverse impacts on the transportation network, capital facilities, utilities, parks, or environmental features that cannot be mitigated. Any future development of the site, under existing or proposed land uses, will be required to comply with all applicable City development standards and critical area requirements to effectively address and mitigate potential impacts. The proposal complies with this criterion.

3. In the case of a site-specific amendment(s) to the comprehensive plan's land use map, that the subject parcels are physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to, the following: (a) access; (b) provision of utilities; and (c) compatibility with existing and planned surrounding land uses.

City Response: The higher topography to the north, the adjacent industrial properties to the south, and Sumner Heights Drive provide a physical barrier between the nearby residential neighborhood and the proposed amendment site. Additionally, the proposed amendment includes SEPA mitigation measures, including a 15-foot solid barrier along Sumner Heights Drive, roadway improvements to handle commercial / industrial traffic, potential noise screening walls, and the limitation of vehicular access to the existing southernmost driveway (farthest away from the existing residential neighborhood). As such, the site is physically suitable for the proposed land use designation, as it has sufficient access, the ability to connect to necessary utilities, and is compatible with existing neighborhoods.

4. The proposed site-specific amendment(s) will not create pressure to change the land use designation of other properties, unless the change of land use designation for other properties is in the long-term best interests of the city as a whole.

City Response: The subject sites are immediately adjacent to a long-established industrial site and are physically separated from the residential neighborhood by Sumner Heights Drive. Additionally, the proposed amendment's SEPA mitigation measures would require a 15-foot solid barrier along Sumner Heights Drive and potential noise screening walls, as well as limit vehicular access to the existing southernmost driveway (farthest away from the existing residential neighborhood). Because the subject properties are physically separated from the residential neighborhood and subject to mitigation measures that will provide further screening, the proposed amendments would not create additional pressure to change other land use designations. Alternative 2 would also further reduce

potential pressure by limiting the types of industrial uses allowed, effectively transitioning between the existing abutting industrial and residential uses. The proposal complies with this criterion.

5. The proposed site-specific amendment(s) does not materially affect the land use and population growth projections that are the bases of the comprehensive plan.

City Response: The 2024 Comprehensive Plan growth projections for the Mixed Residential – 1 zoned property include multiplexes of up to six dwelling units. However, in 2025, the City adopted ADU and middle housing ordinances that increase the number of dwelling units allowed throughout the City by permitting two ADUs or two principal dwelling units. These state-mandated code amendments were not included in the 2024 growth projections. As such, the City's buildable housing land now far exceeds the City's housing needs projections determined in 2024. The proposed amendment, resulting in a possible reduction of twelve dwelling units, would have no impact on the growth projections that formed the basis of the Comprehensive Plan. However, there could be a minor increase in employment numbers that would not significantly change the basis of the Comprehensive Plan. The proposal complies with this criterion.

6. If within an incorporated urban growth area (UGA), the proposed site-specific amendment(s) does not materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA.

City Response: The proposed amendment is not anticipated to materially affect the adequacy or availability of urban facilities and services to the immediate area. The proposal is compliant with this criterion.

7. Is the proposed amendment(s) is consistent with any applicable county-wide policies for the city and any other applicable interjurisdictional policies or agreements, and any other local, state or federal laws.

City Response: The Growth Management Act (GMA) requires counties and cities to collaborate on countywide planning policies (CPPs) to coordinate planning and ensure consistency between county and city comprehensive plans ([RCW 36.70A.210](#)). The Pierce County CPPs were adopted in May 2022 and are consistent with the MPPs and Regional Growth Strategy in VISION 2050. Pierce County CPPs encourage the protection and strategic expansion of industrial lands to ensure a stable employment base and regional economic competitiveness. The GMA and CPPs direct jurisdictions to encourage urban growth in areas with existing and planned public facilities and services, maintain a coordinated land use pattern, and promote economic development. However, the CPPs discourage industrial development that relies on septic systems. Alternative 2 addresses

this by restricting the types of industrial land uses permitted so that any necessary septic system is used purely for employee restrooms. Rezoning the subject parcels from Mixed Residential to Industrial is consistent with these frameworks by promoting job capacity and economic priorities. The proposal complies with this criterion.

Staff Recommendation:

Staff recommends Action Alternative 2, which rezones the two subject properties from Mixed Residential 1 (MR-1) to Industrial (I) with the proposed Limited Industrial Overlay. The overlay regulations, together with existing code requirements, will address the neighbors' concerns regarding light, noise, traffic, and safety.

Tentative Schedule:

February 10, 2026 – Planning Commission Public Hearing on Preliminary Docket

February 25, 2026 – City Council Resolution No. 25-0768 Final Docket

June 8, 2026 – Planning Commission Introduction and Discussion

June 28, 2026 – SEPA Issuance and Comment Period

July 13, 2026 – Planning Commission Public Hearing

August 10, 2026 – Planning Commission Discussion

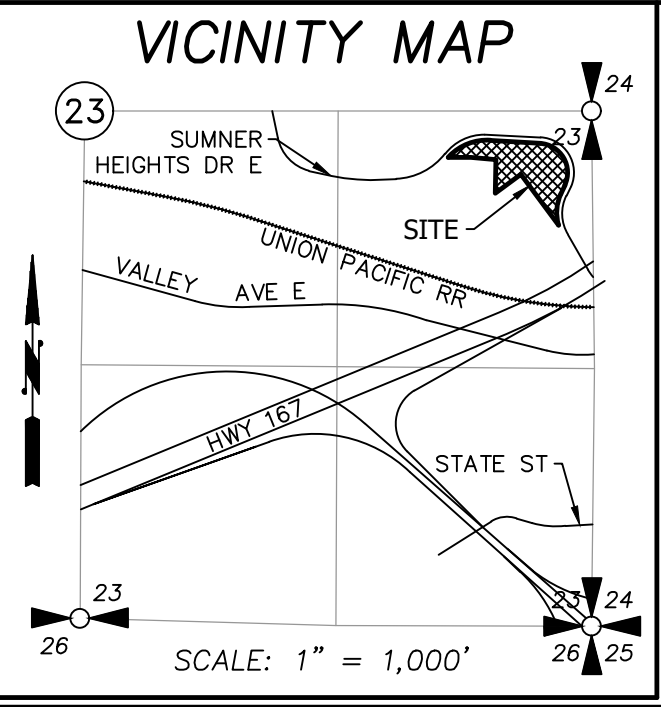
September 14, 2026 – Planning Commission Recommendation

October 6, 2026 – City Council Study Session Introduction

October 27, 2026 – City Council Regular Meeting and Potential Action

Public Hearing:

This is the Planning Commission Public Hearing for Schober Comprehensive Plan Amendment and Rezone (25-002-COMP PLAN) draft amendments. Staff will provide a brief presentation on the amendments. After the presentation, the public may submit written or oral testimony to the Planning Commission.



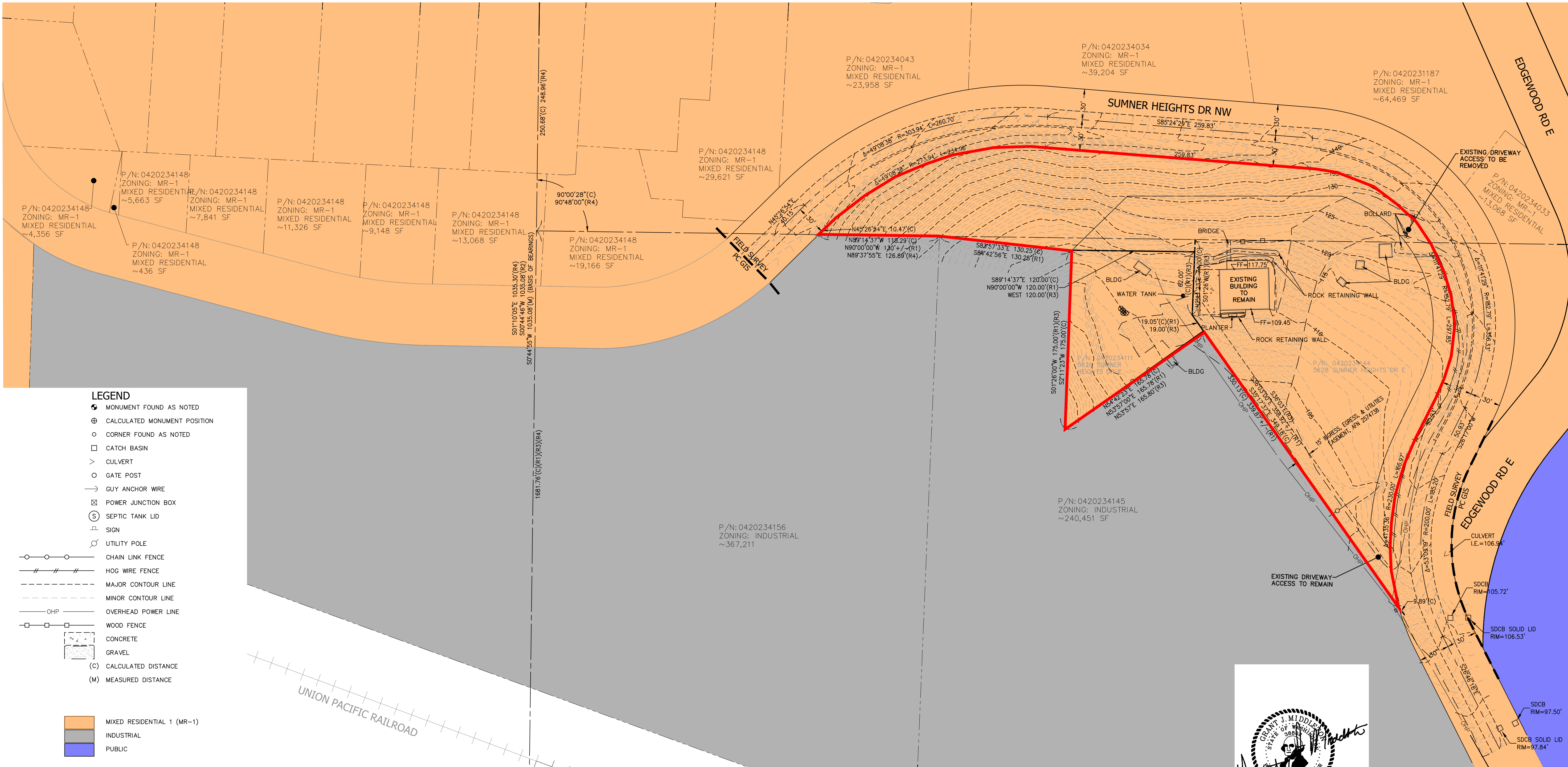
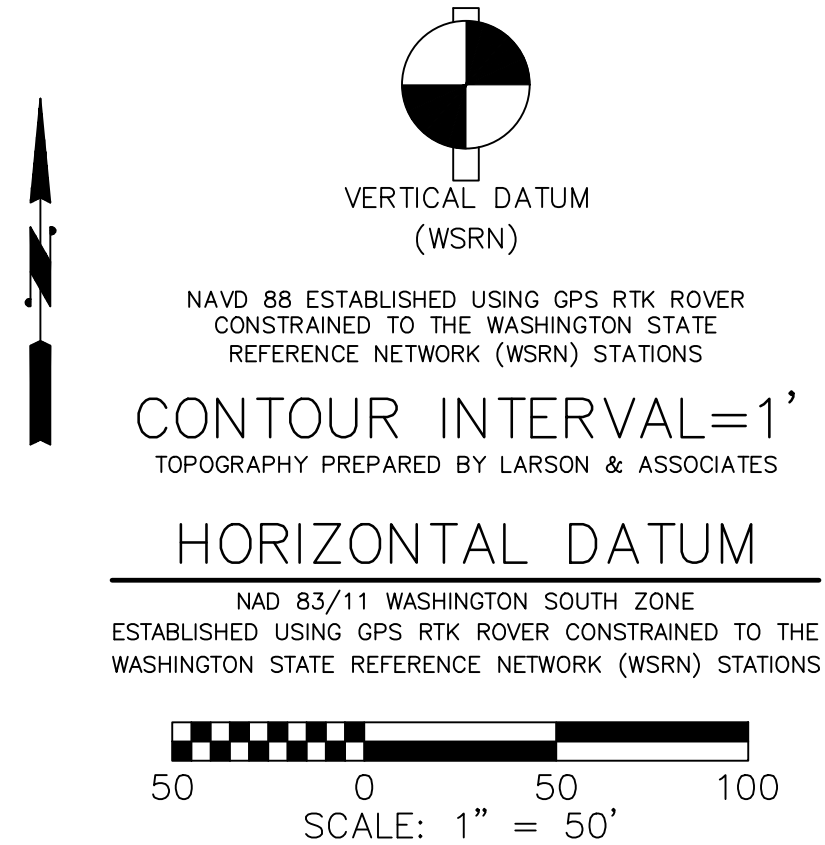
SITE DATA	
LAND OWNER:	5626 SUMMER HEIGHTS LLC BROCK SCHOB
SITE ADDRESS:	5626 AND 5628 SUMMER HEIGHTS DR E, EDGEWOOD, WA 98372
ASSESSOR'S PARCEL NO.:	0420234111 & 0420234144
SITE AREA:	109,571 SF (2.52 AC.)
LAND USE DESIGNATION:	MIXED RESIDENTIAL LDV
ZONING:	MIXED RESIDENTIAL (MR-1)
PROJECT LAND USE DESIGNATION:	INDUSTRIAL
PROPOSED ZONING:	INDUSTRIAL (I)
PROPOSED USE:	CONTRACTOR'S YARD

SCHOB SITE PLAN

NE 1/4, SE 1/4, SEC.23, TWN.20 N., RNG. 4 E., W.M.

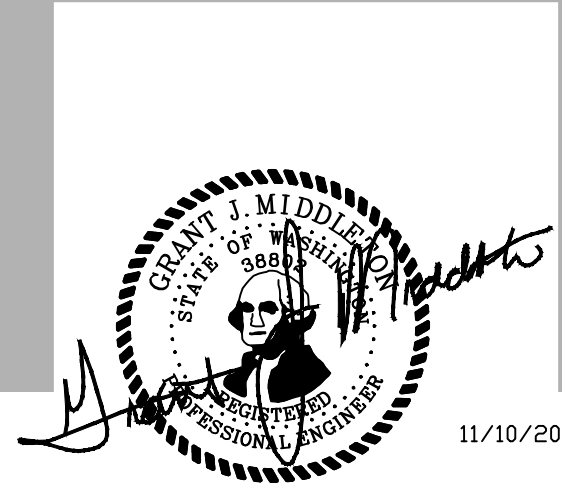
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

EXISTING FUTURE LAND USE DESIGNATION MAP



- LEGEND
- MONUMENT FOUND AS NOTED
 - CALCULATED MONUMENT POSITION
 - CORNER FOUND AS NOTED
 - CATCH BASIN
 - CULVERT
 - GATE POST
 - GUY ANCHOR WIRE
 - POWER JUNCTION BOX
 - SEPTIC TANK LID
 - SIGN
 - UTILITY POLE
 - CHAIN LINK FENCE
 - HOG WIRE FENCE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - OHP
 - OVERHEAD POWER LINE
 - WOOD FENCE
 - CONCRETE
 - GRAVEL
 - (C) CALCULATED DISTANCE
 - (M) MEASURED DISTANCE

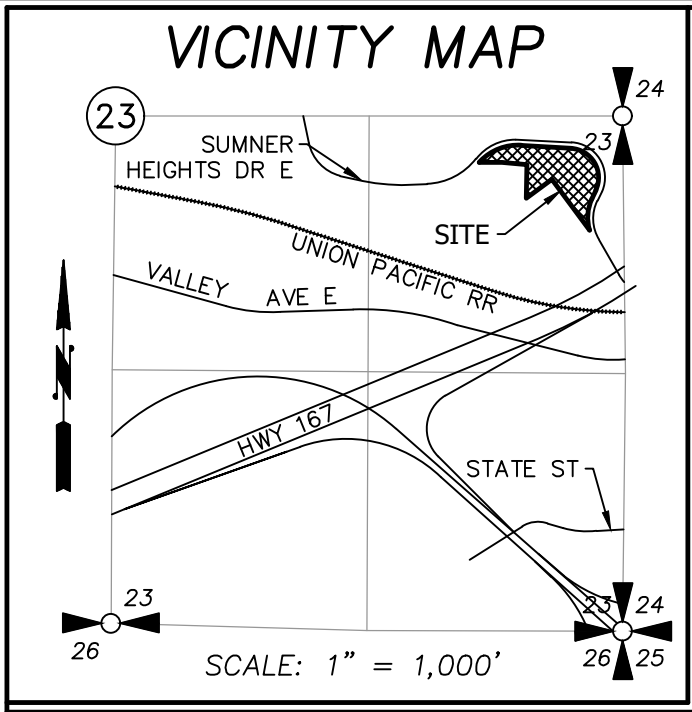
- MIXED RESIDENTIAL 1 (MR-1)
- INDUSTRIAL
- PUBLIC



11/10/2025

JOB NUMBER			
10251			
SCALE	DESIGNED G.M.	DRAWN	CHECKED
1"=50'	MTP		N/A
PROPOSED:			
BROCK SCHOB 180 HANSON ROAD ELLENSBERG, WA 98926 CONTACT: BROCK SCHOB PH:			
LARSON and ASSOCIATES			
surveyors, engineers & planners 9027 Pacific Avenue, Suite 4 Tacoma, WA 98444 (253) 474-3404			
EXISTING FUTURE LAND USE DESIGNATION MAP			
DATE			
11/10/2025			
DRAWING NO.			
10251BASE			
SHEET 1 OF 1			

CVR

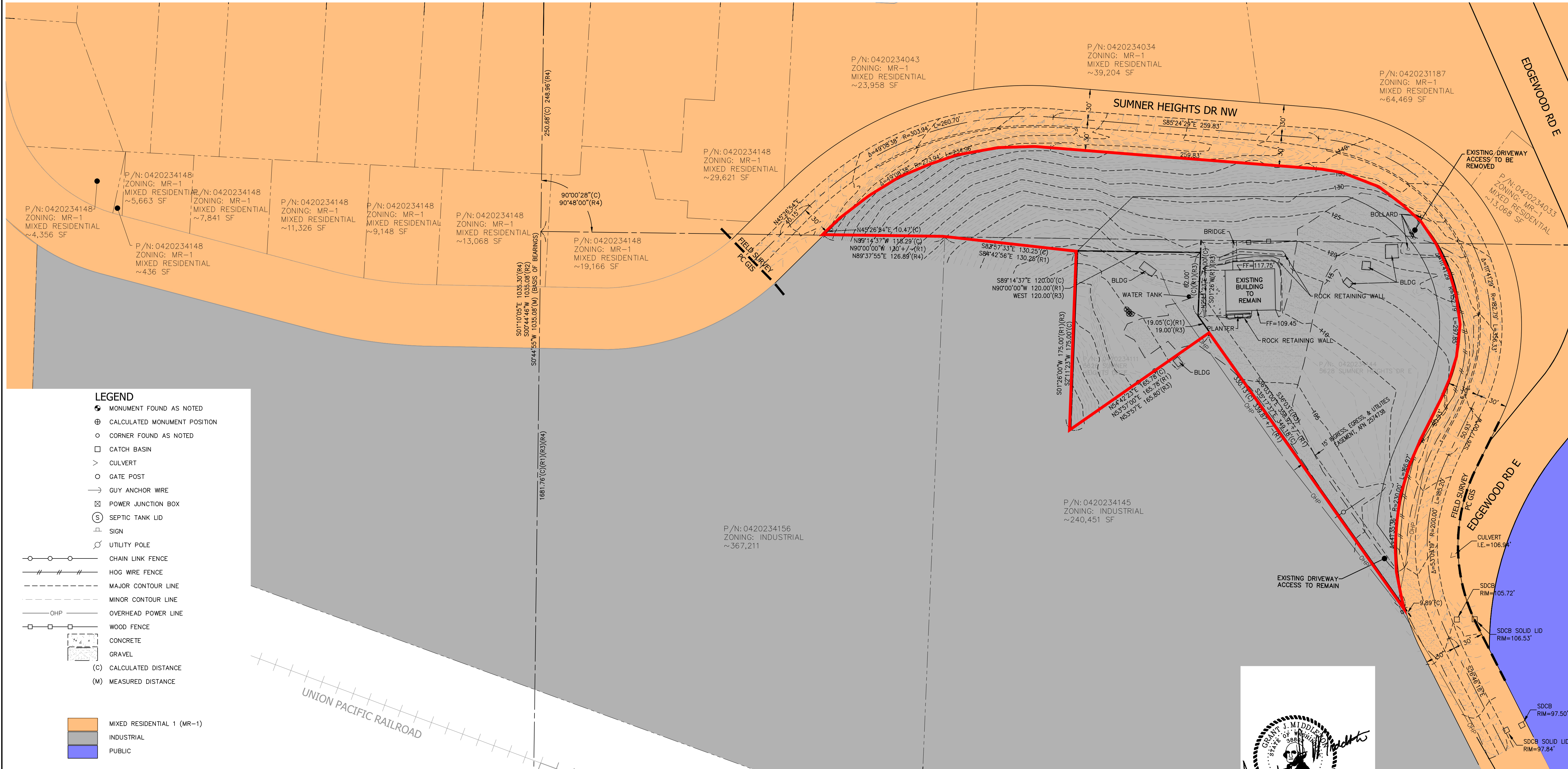
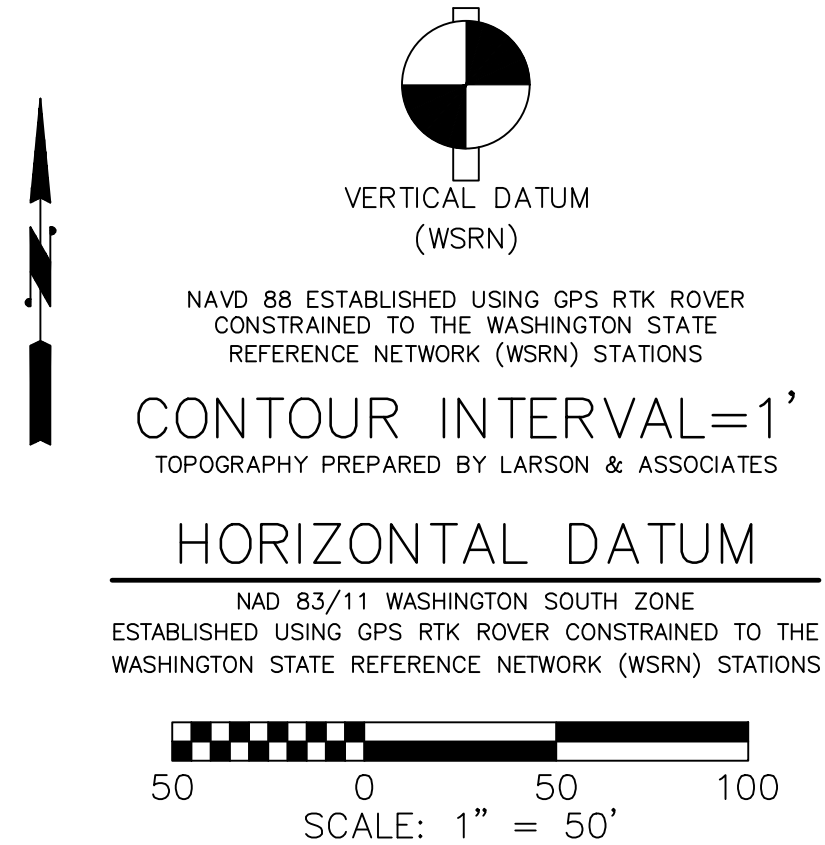


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PROPOSED ZONING:	INDUSTRIAL (I)
PROPOSED USE:	CONTRACTOR'S YARD

SCHOB SITE PLAN

NE 1/4, SE 1/4, SEC.23, TWN.20 N., RNG. 4 E., W.M.
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

PROPOSED FUTURE LAND USE DESIGNATION MAP



LEGEND

- MONUMENT FOUND AS NOTED
- CALCULATED MONUMENT POSITION
- CORNER FOUND AS NOTED
- CATCH BASIN
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- POWER JUNCTION BOX
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- GRAVEL
- (C) CALCULATED DISTANCE
- (M) MEASURED DISTANCE

- MIXED RESIDENTIAL 1 (MR-1)
- INDUSTRIAL
- PUBLIC

JOB NUMBER	
10251	
SCALE	SCALE
HOR. 1"=50'	VERT. N/A
DESIGNED G.M.	MTF
DRAWN	CHECKED
PROPOSED FUTURE LAND USE DESIGNATION MAP	
DATE	
11/10/2025	
DRAWING NO.	
10251BASE	
SHEET 1 OF 1	
CVR	

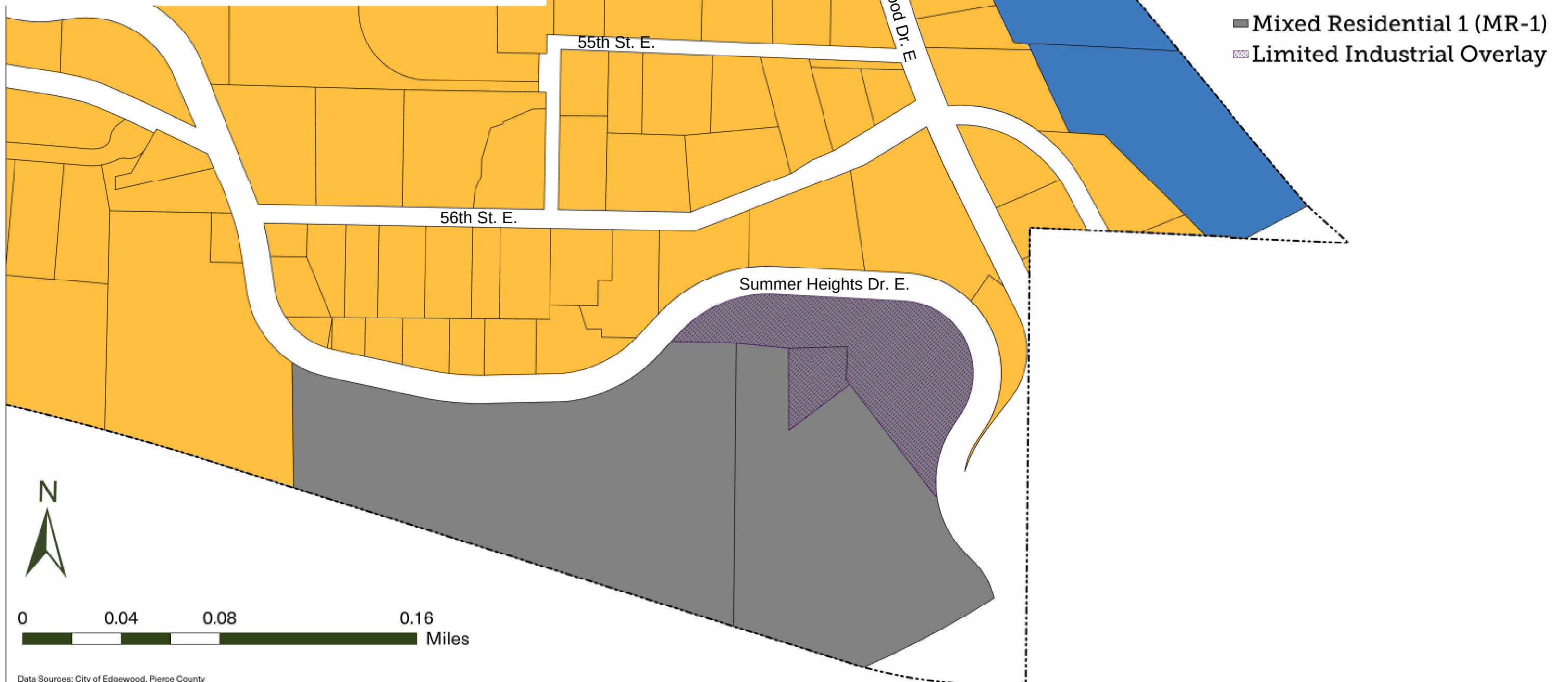
LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA 98444 (253) 474-3404

PROPOSED FUTURE LAND
USE DESIGNATION MAP



11/10/2025

25-002-COMP PLAN Alternative 2



Data Sources: City of Edgewood, Pierce County

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

NEW EMC 18.80.105

LIMITED INDUSTRIAL OVERLAY

A. The limited Industrial (LI) Overlay provides limited industrial uses that are complementary and not detrimental to neighboring residential districts. The LI overlay is limited to areas with long established residential districts and sensitive areas that require additional protection.

B. Applicability. The LI overlay shall be applied to areas specifically designated on the official zoning map.

B. Permitted Uses. For permitted uses within the LI overlay see Chapter 18.70 EMC, Permitted Land Uses, under Industrial (I) zoning district except as provided below or in subsection C and D.

1. The following uses are permitted in the LI overlay:

a. Work/Live (EMC 18.20.260)

b. Parking Lots (NAICS 812930)

C. Conditional Uses.

1. The following uses are conditionally permitted:

a. Manufacturing, light (NAICS 23, part; 311 except 3116; 312; 313; 314; 315; 316; 337)

b. Warehousing and Storage, All other up to 50,000 sq. ft.

D. Prohibited Uses.

1. The following uses are prohibited in the LI overlay.

a. Cattle Feedlots (NAICS 112112)

b. Animal Production and Aquaculture, All Other (NAICS 112 except 112210; 112112; 112511, part)

c. Wind Electric Power Generation (NAICS 221115)

d. Manufacturing, Heavy (NAICS 23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339)

e. Gasoline Stations (NAICS 447)

f. Alternative Fueling Stations (EMC 18.20.040)

g. Fuel Dealers (454310)

h. Sexually Oriented Retail Business (EMC 18.20.220)

i. Warehousing and Storage, All Others 50,0001 sq. ft. and greater

j. Waste Management and Remediation Services, All Other (NAICS 5622, part 5629)

k. Sexually Oriented Entertainment (EMC 18.20.220)

l. Gambling Industries (NAICS 7132)

m. Crematoria (NAICS 812220, part)

E. Development Standards. The requirements of EMC 18.80.100.C shall apply to the LI overlay, except as provided or altered in this subsection,

1. Noise Impact Assessment. Each development or change of land use proposed within 500 feet of residentially zoned property shall be required to submit a project-specific Community Noise Impact Assessment demonstrating compliance with Edgewood Municipal Code (EMC) Chapter 8.20. The Director may waive this if the proposed land use is of less intensity than a previously approved land use.

2. Design Review shall be applicable to all projects within the LI overlay as determined by EMC 18.95.020.

3. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation. However, no significant healthy trees shall be removed from required natural vegetated buffers.

4. Landscaping. The requirements of EMC § 18.90.090 shall apply to the LI overlay, except for the landscape buffers provided or altered in this subsection.

a. The project shall provide a minimum 100-foot natural vegetated buffer when the subject property directly abuts a residential and/or mixed-residential zoning district. This buffer shall remain natural but may be enhanced with additional plantings. This standard doesn't apply if the zoning districts are divided by a public roadway.

b. Type IV, 25-foot Solid Barrier landscaping is required between proposed industrial uses and any existing, adjacent residential uses.

c. Type IV, 15-foot Solid Barrier landscaping is required between proposed industrial uses and non-arterial roadways, public or private.

PLANNING AND LAND USE

Permit Application



SITE ADDRESS 5628 SUMNER HEIGHTS DR E, and 5626 SUMNER HEIGHTS DR E		
PARCEL NUMBER(S) 0420234144 and 0420234111		
APPLICANT Larson and Associates, Grant Middleton PE	PHONE 253-474-3404	EMAIL gmiddleton@rrlarson.com
ADDRESS 9027 Pacific Ave, Suite 4, Tacoma WA 98444		
PROPERTY OWNER(S) 5626 Sumner Heights LLC	PHONE 509-899-4506	EMAIL brock@m2industrial.com
ADDRESS 180 Hanson Road, Ellensburg WA 98926		
*Complete an <u>Owner Authorization form</u> for each applicable legal entity.		
PROJECT DESCRIPTION Comprehensive Plan Amendment proposing to amend the Future Land Use Designation Map from residential to industrial on two parcels. The current land use designation has been in effect for less than one (1) year for parcel 0420234111, and is simply requested to be returned to the previous land use designation of industrial. Parcel 0420234144 is an irregularly shaped three-sided property; two sides of which are bordered by existing Industrial Lands, with the long third-side being bordered by City right-of-way, Sumner Heights Drive East. Both parcels are proposed to revise the land use designation in order to be consistent with the abutting Industrial lands to the west and south and create a logical land use designation pattern on the north recognizing existing topographic elevations and using the right-of-way as the boundary/delineator between designations.		

By my signature, I certify that:

- I am the owner or have been granted authorization by the owner to submit this application; and
- I have reviewed all submittals for completeness and accuracy; and
- I have reviewed and am familiar with the applicable elements of the Edgewood Municipal Code (EMC); and
- I acknowledge my proposal shall not be approved unless the proposal conforms to those applicable elements the Edgewood Municipal Code (EMC), and the approval criteria for the subject application type.

Applicant Name:

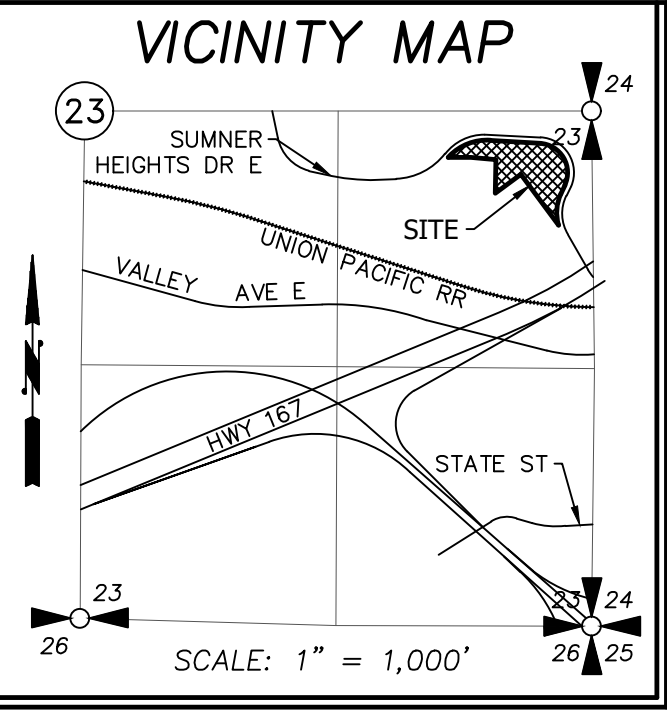
LARSON AND ASSOCIATES

Applicant Signature:

[Signature]

Date:

12/26/25

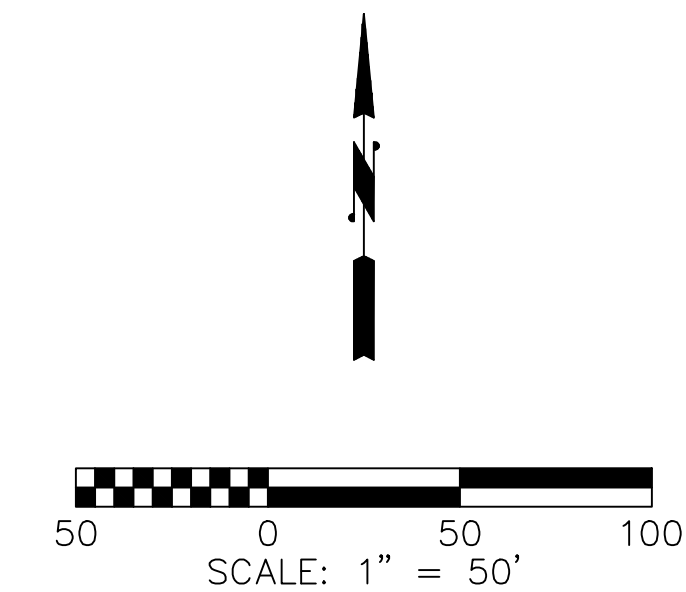
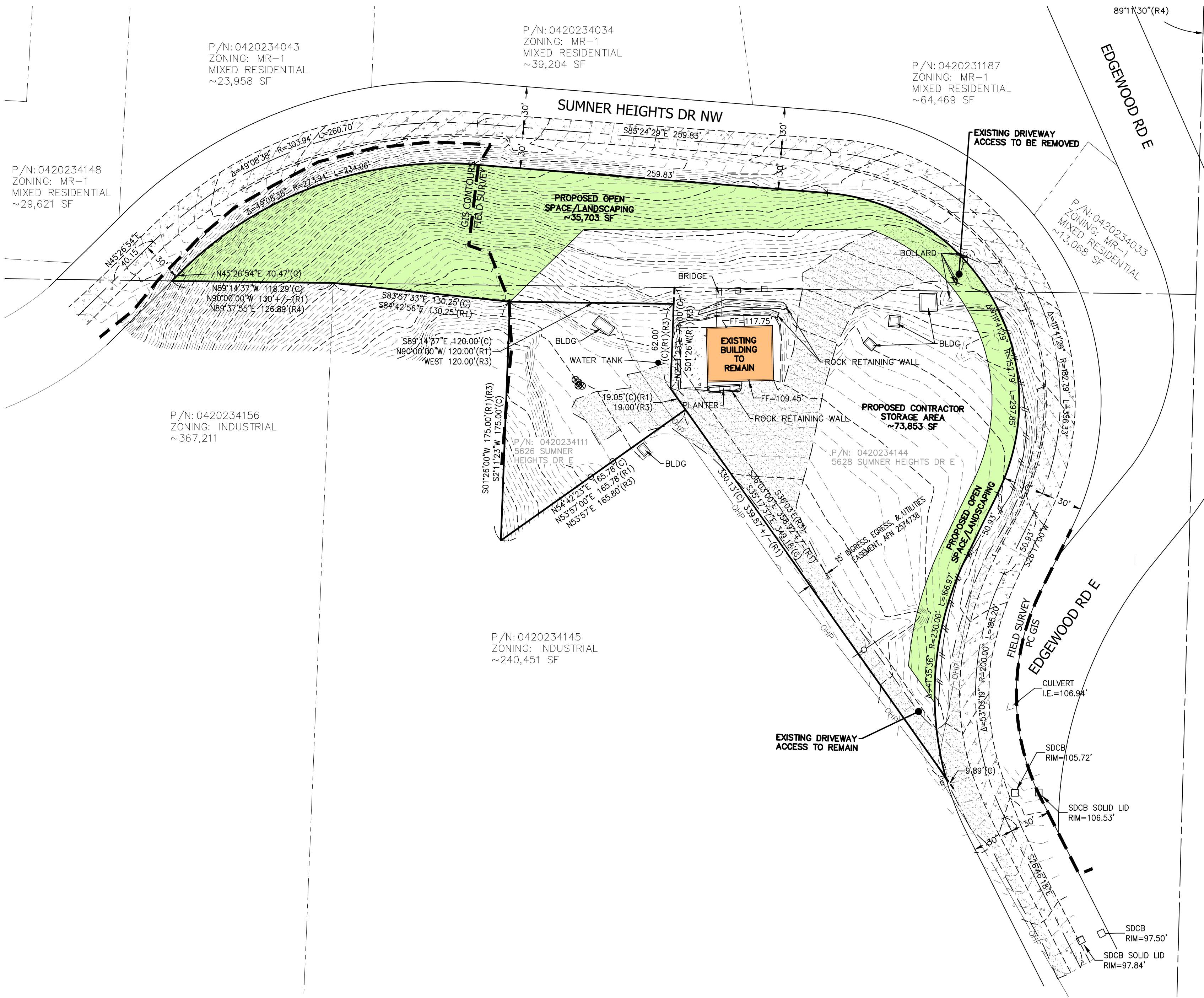


SCHOBER SITE PLAN

NE 1/4, SE 1/4, SEC.23, TWN.20 N., RNG. 4 E., W.M.
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON
EXAMPLE CONTRACTOR YARD

SITE DATA	
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LAND USE DESIGNATION:	MIXED RESIDENTIAL LOW
ZONING:	MIXED RESIDENTIAL (MR-1)
PROJECT LAND USE DESIGNATION:	INDUSTRIAL
PROPOSED ZONING:	INDUSTRIAL (I)
PROPOSED USE:	CONTRACTOR'S YARD

LEGEND	
●	MONUMENT FOUND AS NOTED
⊕	CALCULATED MONUMENT POSITION
●	CORNER FOUND AS NOTED
□	CATCH BASIN
>	CULVERT
○	GATE POST
→	GUY ANCHOR WIRE
⊠	POWER JUNCTION BOX
⊙	SEPTIC TANK LID
⊕	SIGN
⊙	UTILITY POLE
—○—○—○—	CHAIN LINK FENCE
—//—//—//—	HOG WIRE FENCE
— — — — —	MAJOR CONTOUR LINE
- - - - -	MINOR CONTOUR LINE
—OHP—	OVERHEAD POWER LINE
—□—□—□—	WOOD FENCE
▢	CONCRETE
▨	GRAVEL
(C)	CALCULATED DISTANCE
(M)	MEASURED DISTANCE
■	PROPOSED OPEN SPACE/LANDSCAPING
■	EXISTING BUILDING TO REMAIN



VERTICAL DATUM
(WSRN)

NAVD 88 ESTABLISHED USING GPS RTK ROVER
CONSTRAINED TO THE WASHINGTON STATE
REFERENCE NETWORK (WSRN) STATIONS

CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM

NAD 83/11 WASHINGTON SOUTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE
WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

LEGAL DESCRIPTION

PARCEL A
(PER CHICAGO TITLE ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 0252797, COMMITMENT-THIRD,
COMMITMENT DATE: MAY 4, 2023 AT 08:00 AM)

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 20NORTH, RANGE
4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH 00°47' WEST 250.70 FEET TO INTERSECT A LINE DRAWN EAST AND PARALLEL WITH THE NORTH LINE OF
SAID SOUTHEAST QUARTER FROM A POINT ON THE WEST LINE OF THE J. W. MCCARTY DONATION LAND CLAIM, 1681.76
FEET NORTH OF THE SOUTHWEST CORNER THEREOF;
THENCE WEST PARALLEL WITH SAID NORTH LINE, 382.4 FEET;
THENCE SOUTH 01°26' WEST 12.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 120.00 FEET;
THENCE SOUTH 01°26' WEST 175.00 FEET;
THENCE NORTH 53°27' EAST 165.80 FEET;
THENCE NORTH 36°03' WEST 19.00 FEET;
THENCE NORTH 01°26' EAST 62.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE
FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23;
THENCE SOUTH 250.70 FEET TO INTERSECT A LINE DRAWN EAST FROM A POINT ON THE WEST LINE OF THE J.W.
MCCARTY DONATION LAND CLAIM, 1681.76 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;
THENCE WEST PARALLEL WITH NORTH LINE OF SAID SOUTHEAST QUARTER, 382.40 FEET;
THENCE SOUTH 01°26' WEST 49.35 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 01°26' WEST 24.65 FEET;
THENCE SOUTH 36°03' EAST TO INTERSECT THE WESTERLY LINE OF SUMNER-MT. VIEW COUNTY ROAD;
THENCE NORTHERLY ALONG SAID ROAD TO INTERSECT A LINE DRAWN SOUTH 36°03' EAST FROM THE TRUE POINT OF
BEGINNING;
THENCE NORTH 36°03' WEST TO THE TRUE POINT OF BEGINNING.

PARCEL B
(PER CHICAGO TITLE ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 0252797, COMMITMENT-THIRD,
COMMITMENT DATE: MAY 4, 2023 AT 08:00 AM)

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH,
RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH 00°47' WEST 250.70 FEET TO INTERSECT A LINE DRAWN NORTH 90°00'00\"/>

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



JOB NUMBER			
SCALE	10251		
DESIGNED G.M.	SCALE	1"=50'	
DRAWN	MTP		
CHECKED	G.M.		
PROPOSED:			
BROCK SCHOBER			
180 HANSON ROAD			
ELLENBERG, WA 98926			
PH:			
CONTACT: BROCK SCHOBER			
S I T E P L A N			
DATE			
11/4/2025			
DRAWING NO.			
10251BASE			
SHEET 1 OF 1			

CVR

ATTACHMENT A

Comprehensive Plan Amendment

Rationale & Site-Specific Responses

Preparation of a rationale for the proposal

1. Explain the reason for this amendment proposal.

REPOSNE: The current land use designation has been in effect for less than one (1) year for parcel 0420234111, and is simply requested to be returned to the previous land use designation of industrial. Parcel 0420234144 is an irregularly shaped three-sided property; two sides of which are bordered by existing Industrial Lands, with the long third-side being bordered by City right-of-way, Sumner Heights Drive East. Both parcels are proposed to revise the land use designation in order to be consistent with the abutting Industrial lands to the west and south and create a logical land use designation pattern on the north recognizing existing topographic elevations and using the right-of-way as the boundary/delineator between designations.

2. Was this proposed amendment denied during a previous Comprehensive Plan Amendment review cycle? If so, briefly explain why (if known).

REPOSNE: No.

3. Explain how the proposed amendment advances the goals and policies of the Comprehensive Plan.

REPOSNE: The proposed amendment advances the goals and policies of the Comprehensive Plan. The applicant believes the goals and policies are supportive and consistent with the proposed amendment to revise the land use designation:

Table I-1. Plan Contents

LAND USE ELEMENT

ELEMENT FOCUS: *Land use classifications to meet projected growth, land use patterns, compatibility, sense of place, environmental protection, healthy living, equitable land use decisions, site and building design, vegetation and landscaping, public spaces, neighborhood character, and historic preservation*

Goal LU.1 *Establish a future land use pattern that is consistent with the City's vision.*

LU.1a *Ensure that adequate land areas are provided to accommodate projected growth and provide opportunities for economic development activities, while protecting open space and natural resources.*

LU.1b *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 LU-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 LU-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.

LU.1q The Industrial designation is intended to accommodate industrial uses providing local and regional employment opportunities, such as research, light manufacturing and warehousing. Compatible uses are also allowed.

Goal LU.2 Promote a land use pattern that strengthens Edgewood's identity and sense of place.

LU.2b Promote community character and identity, in a welcoming way, including consideration of the following:

- *Compatibility with natural site characteristics*
- *Development at a scale and character appropriate to the site and surrounding vicinity*
- *Design that reflects the community's current and historic character with a small-town feeling*
- *Landscaping to enhance building and site appearance*

Goal LU.11 Accommodate and facilitate industrial development that positively contributes to Edgewood's economy and character.

LU.11a Establish opportunities for a range of industrial uses, such as regional research, manufacturing, warehousing or other regional employment uses.

LU.11b Expand the number and type of industrial uses in the City through more intensive use of existing industrial lands and expansion of industrial uses in appropriate locations.

Goal LU.15 Ensure that land use decisions are fair and equitable.

4. Does the proposed amendment have a relationship to any other City codes or regulations?

REPOSNE: In addition to the comprehensive plan land use designation revision to industrial, the applicant is also concurrently seeking the approval of a rezone to Industrial. Otherwise, the Comprehensive Plan is a policy and goal document, which creates the framework for the adoption of City codes and regulations that are required to implement the general goals and vision of the city's comprehensive plan.

5. What are the cumulative effects of this proposed amendment to the Comprehensive Plan?

REPOSNE: The Comprehensive Plan is a policy and goal document. As such, there are no cumulative effects directly anticipated as a result of the proposed comprehensive plan amendment. Any future development of the site, under any land use designation and/or implementing zoning designation, will be required to comply with all applicable City development standards and critical area requirements to effectively address and mitigate potential environmental impacts.

ATTACHMENT B

Comprehensive Plan Amendment

Evaluation Criteria & Site-Specific Responses

Evaluation Criteria per [EMC 18.60.220](#)

1. How does the proposed amendment conform to the Growth Management Act (36.70A RCW)?

REPOSNE: The proposed amendment will conform to the Growth Management Act, 36.70A RCW; the proposal will be processed, reviewed and approved by the city, Puget Sound Regional Council and the Washington State Department of Commerce pursuant to the requirements of the GMA.

2. Describe how the proposed amendment is consistent with and implements the city's comprehensive plan, including the goals, policies and implementation strategies of the various elements of the plan.

REPOSNE: The proposed amendment advances the goals and policies of the Comprehensive Plan. The applicant believes the goals and policies are supportive and consistent with the proposed amendment to revise the land use designation:

Table I-1. Plan Contents

LAND USE ELEMENT

ELEMENT FOCUS: Land use classifications to meet projected growth, land use patterns, compatibility, sense of place, environmental protection, healthy living, equitable land use decisions, site and building design, vegetation and landscaping, public spaces, neighborhood character, and historic preservation

Goal LU.1 Establish a future land use pattern that is consistent with the City's vision.

LU.1a Ensure that adequate land areas are provided to accommodate projected growth and provide opportunities for economic development activities, while protecting open space and natural resources.

LU.1b 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 LU-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 LU-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.

LU.1q The Industrial designation is intended to accommodate industrial uses providing local and regional employment opportunities, such as research, light manufacturing and warehousing. Compatible uses are also allowed.

Goal LU.2 Promote a land use pattern that strengthens Edgewood's identity and sense of place.

LU.2b Promote community character and identity, in a welcoming way, including consideration of the following:

- *Compatibility with natural site characteristics*
- *Development at a scale and character appropriate to the site and surrounding vicinity*
- *Design that reflects the community's current and historic character with a small-town feeling*
- *Landscaping to enhance building and site appearance*

Goal LU.11 Accommodate and facilitate industrial development that positively contributes to Edgewood's economy and character.

LU.11a Establish opportunities for a range of industrial uses, such as regional research, manufacturing, warehousing or other regional employment uses.

LU.11b Expand the number and type of industrial uses in the City through more intensive use of existing industrial lands and expansion of industrial uses in appropriate locations.

Goal LU.15 Ensure that land use decisions are fair and equitable.

3. Describe whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan.

REPOSE: With the adoption of the 2024 Comprehensive Plan update, the current land use designation has been in effect for less than one (1) year for parcel 0420234111, and is simply being proposed to revise the land use designation and return it to industrial. Parcel 0420234144 is an irregularly shaped three-sided parcel with two sides bordered by existing Industrial Lands, and the third side bordered by City right-of-way, Sumner Heights Drive East. The land use designation for both parcels are proposed to be updated to be consistent with the abutting Industrial lands to the west and south and create a logical land use designation pattern using the right-of-way as the boundary and the physical delineator between designations. Question 3 presumes the need for a change in circumstances and that the current land use designation is not in oversight having a documented history for the 2024 revision at this location. In this case, the applicant believes an oversight was made with the adoption of the 2024 amendments modifying the land use designation for parcel 0420234111 and not updating the land use designation for parcel 0420234144 in order to create a logical industrial land use designation pattern recognizing the both the topographic elevations and using the right-of-way as the boundary and physical delineator between land use designations.

4. Explain how the assumptions upon which the city's comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the city's comprehensive plan.

REPOSE: Question 4 presumes the current land use designation is not in oversight and has a documented history clearly identifying the assumptions made to document and support the 2024 Comprehensive Plan revision at this location. In this case, the applicant believes an oversight was made with the adoption of the 2024 amendments modifying the land use designation for parcel 0420234111 and not updating the land use designation for parcel 0420234144 in order to create a logical industrial land use designation pattern recognizing both the topographic elevations and using the right-of-way as the boundary and physical delineator between land use designations.

5. Does the proposed amendment reflects current, widely held values of the residents of the city?

REPOSE: The proposal is consistent with and is reflective of the widely held values of city residents, which are articulated through the various comprehensive plan elements. For example, the

proposal will be reflective of the area land use patterns; it will be compatible in the neighborhood given the unique physical characteristics of the area; it will contribute to the sense of place when developed, including extensive landscaping and tree retention; it will fully comply with all applicable environmental requirements in order to conserve and protect the functions and values of critical areas; and will be supportive of healthy living within the city. The amendment proposal will be supportive of the community's social and economic health by supporting and sustaining the city's small-town character, ambiance and charm.

For Site-Specific Proposals (must be answered in addition to Questions 1-5)

6. Does the proposed site-specific amendment meet concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services, e.g., police, fire and emergency medical services, parks, fire flow and general governmental services (NOTE. additional studies or informative requests from outside agencies may be required in order to fully respond to this question)?

REPOSE: Yes, the proposal meets concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services. The applicant has provided a Trip Generation Assessment that has been reviewed and approved by City Staff with a determination that the project falls below the threshold and is exempt from traffic concurrency.

7. Will the proposal result in probable significant adverse impacts to the city's transportation network, capital facilities, utilities, parks, or environmental features that cannot be mitigated?

REPOSE: No; the proposal will not have significant adverse impacts to the transportation network, capital facilities, utilities, parks, or environmental features that cannot be mitigated. Any future development of the site, under any land use designation and/or implementing zoning designation, will be required to comply with all applicable City development standards and critical area requirements to effectively address and mitigate potential impacts.

8. Is the subject parcel(s) physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to, the following:

a. Access;

REPOSE: Yes, the site is physically suitable regarding access for the requested land use designation. The proposal will eliminate the northern most access and utilize only the southern access. The applicant has had a traffic engineer review the proposal and provide a Trip Generation Assessment that has been reviewed and approved by City Staff.

b. Provision of utilities; and

REPOSE: Yes, the site is physically suitable for the requested land use designation. The proposal will be provided with all of the necessary utilities needed to support future development.

c. Compatibility with existing and planned surrounding land uses?

REPOSE: Yes, the site is physically suitable for the requested land use designation. The proposal will create a logical boundary between the northern residential and the southern industrial land use designations. The existing topographic elevations of the upper properties north, the lower proposal

site and the Sumner Heights Drive East ROW substantially create physical separation. Given the existing physical characteristics of this area naturally creating physical separation between the uses on the north and south side of the right-of-way, the use of Sumner Heights Drive East as the boundary only makes sense as the physical delineator between land use designations.

9. Will the request create pressure to change the land use designation of other properties?

REPONSE: No. The properties to the south already have an industrial land use designation and are zoned industrial; the area properties to the north have existing development that is separated by an existing right-of-way. The northern properties are across Sumner Height Drive East and are visually separated by vegetation as well as being physically separated by elevated topographically above the proposal area.

10. Does the proposed amendment materially affect the land use and population growth projections that are the bases of the comprehensive plan?

REPONSE: Re-establishing .36 acres and modifying 2.11 acres to the industrial land use designation will not materially affect the land use and population growth projections.

11. Does the proposed amendment materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA?

REPONSE: Re-establishing .36 acres and modifying 2.11 acres to the industrial land use designation will not materially affect the adequacy or availability of urban facilities and services to the immediate area.

12. Is the proposed amendment consistent with applicable county-wide policies or any other applicable interjurisdictional policy or agreement, and all applicable local, state, or federal laws?

REPONSE: The proposed amendment will conform to the applicable county-wide planning policies; the proposal will be processed, reviewed and approved by the city, Puget Sound Regional Council and the Washington State Department of Commerce pursuant to the requirements of the GMA.

Date: December 5, 2025

To: City of Edgewood

From: Aaron Van Aken, P.E., PTOE
Heath & Associates

Subject: Schober Contractor Yard
Trip Generation Assessment

Heath & Associates has been retained to prepare a Trip Generation Assessment for the proposed Schober Contractor Yard project, herein referenced to as the project. The intent of this assessment is to provide the city with traffic estimates for a new commercial development for their review.

1. PROJECT DESCRIPTION

Schober Contractor Yard is a proposed commercial development located to the south of Sumner Heights Drive E in Edgewood and will support storage of construction equipment, tractor trailers with short trailers, and pickup trucks. The subject site, located at 5626/5628 Sumner Heights Drive E, consists of two parcels totaling approximately 2.47 acres and is currently occupied by a 1,936-square foot (sf) single-family home which will be repurposed into the site office building. Due to on-site topographical constraints, only ~1.67-acres will be usable for contractor storage area.

The site is currently zoned Mixed Residential (MR-1) by the City of Edgewood and is proposing a rezone to an Industrial designation. It is bordered by industrial development to the south and by Sumner Heights Drive E to the north and east.

Site access currently exists via two driveways extending west and northwest from Sumner Heights Drive E. As a part of the project, the existing northernmost access will be eliminated while the southernmost driveway will remain.

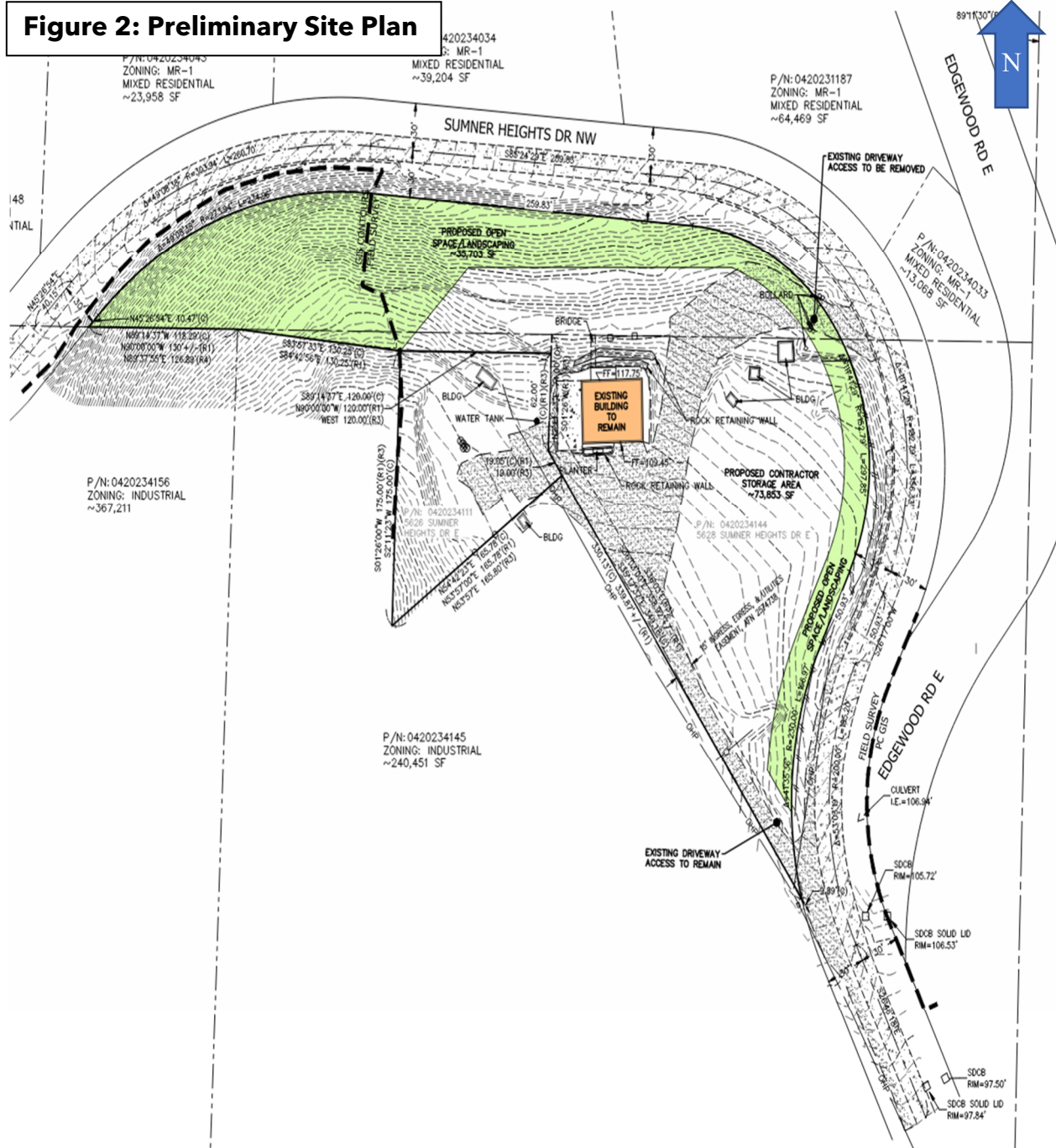
A vicinity map is provided in **Figure 1**. A conceptual site plan is provided in **Figure 2**.



Figure 1: Vicinity Map



Figure 2: Preliminary Site Plan



The conceptual site plan is illustrated above. As shown, most of the northern portion of the property will remain as open space. The 1.67-acre contractor storage yard is located on the east side of the site, with access provided at the south end of the property.



2. PROJECT TRIP GENERATION

Trip generation estimates were derived from the Institute of Transportation Engineers (ITE) *Trip Generation*, 12th Edition. The proposed use is most consistent with ITE Land Use Code (LUC) 180 - Specialty Trade Contractor with square footage used as the input variable. The existing single-family dwelling unit will be converted into a site office and can be deducted from the proposed trip generation. The previous use utilized LUC 210 - Single-Family Detached Housing. The project trip generation forecast is summarized in **Table 2**.

Table 2: Project Trip Generation

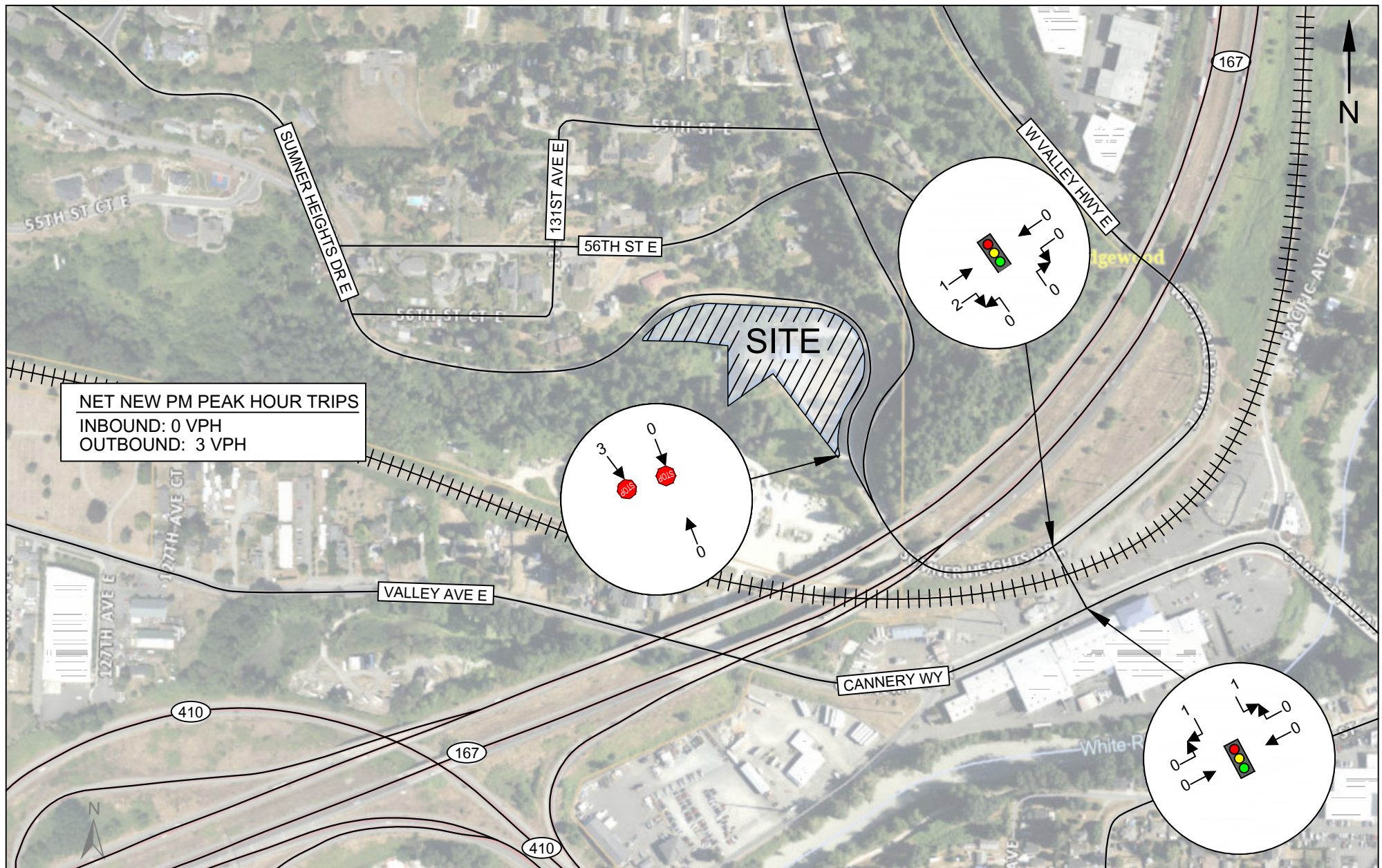
Land Use	Units	AWDT	AM Pk Hr Trips			PM Pk Hr Trips		
			In	Out	Total	In	Out	Total
Specialty Trade Contractor (LUC 180)	1.94-ksf	19	2	1	3	1	3	4
Single-Family Detached (LUC 210)	1 DU	-9	-0	-1	-1	-1	-0	-1
Net New Trips		10	2	0	2	0	3	3

The project is estimated to generate 10 net new weekday daily trips, 2 net new AM peak hour trips (2 inbound / 0 outbound), and 3 net new PM peak hour trips (0 inbound / 3 outbound).

3. PROJECT TRIP DISTRIBUTION & ASSIGNMENT

Project-generated trips were distributed and assigned to the vicinity street network based on a review of site use and proximity to major roadways/highways in the area. The preliminary PM peak hour trip distribution & assignment forecast is shown in **Figure 3** and is subject to adjustments based on the City's concurrency model.





4. CONCLUSION

The Schober Contractor Yard is a proposed contractor storage yard at 5626/5628 Sumner Heights Drive E in the City of Edgewood. The project will repurpose an existing 1,936-sf single family residence into an on-site office. Approximately 1.67-acres of the 2.47-acre site will be used to store construction equipment, small tractor trailers and pickup trucks.

The property is currently zoned as MR-1 Mixed Residential and is proposing a rezone to Industrial to support the intended use. As part of the project, one of the two existing accesses will be eliminated, with the southernmost access point remaining in use.

Traffic impacts are expected to be minimal, with the development generating approximately 10 net new weekday daily trips, including 2 net new trips in the AM peak hour and 3 net new trips during the PM peak hour.

Please reach out with any questions or requests for further analysis.



SCHOBER CONTRACTOR YARD TRIP GENERATION ASSESSMENT

APPENDIX



Specialty Trade Contractor (180)

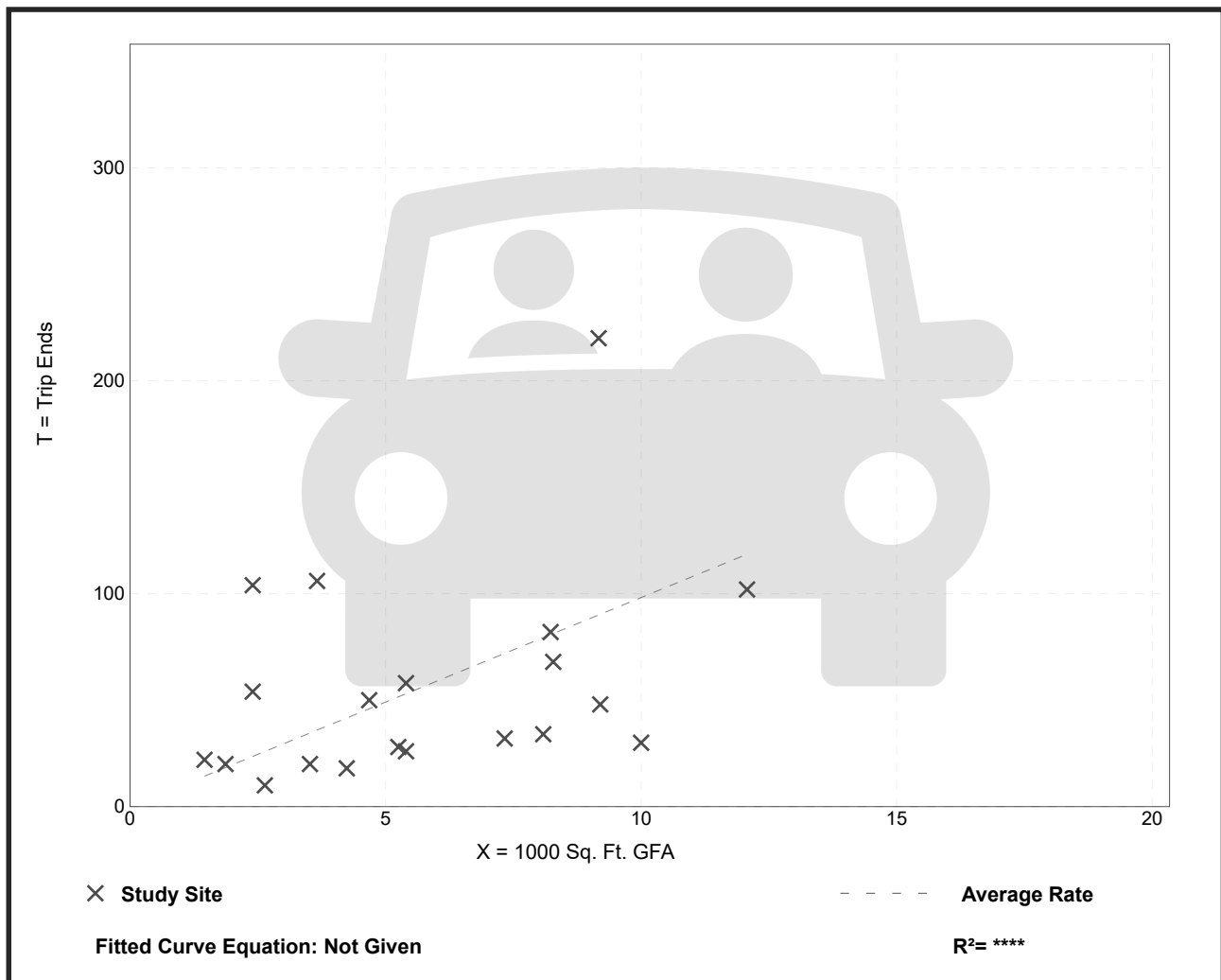
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.82	3.00 - 43.33	8.56

Data Plot and Equation



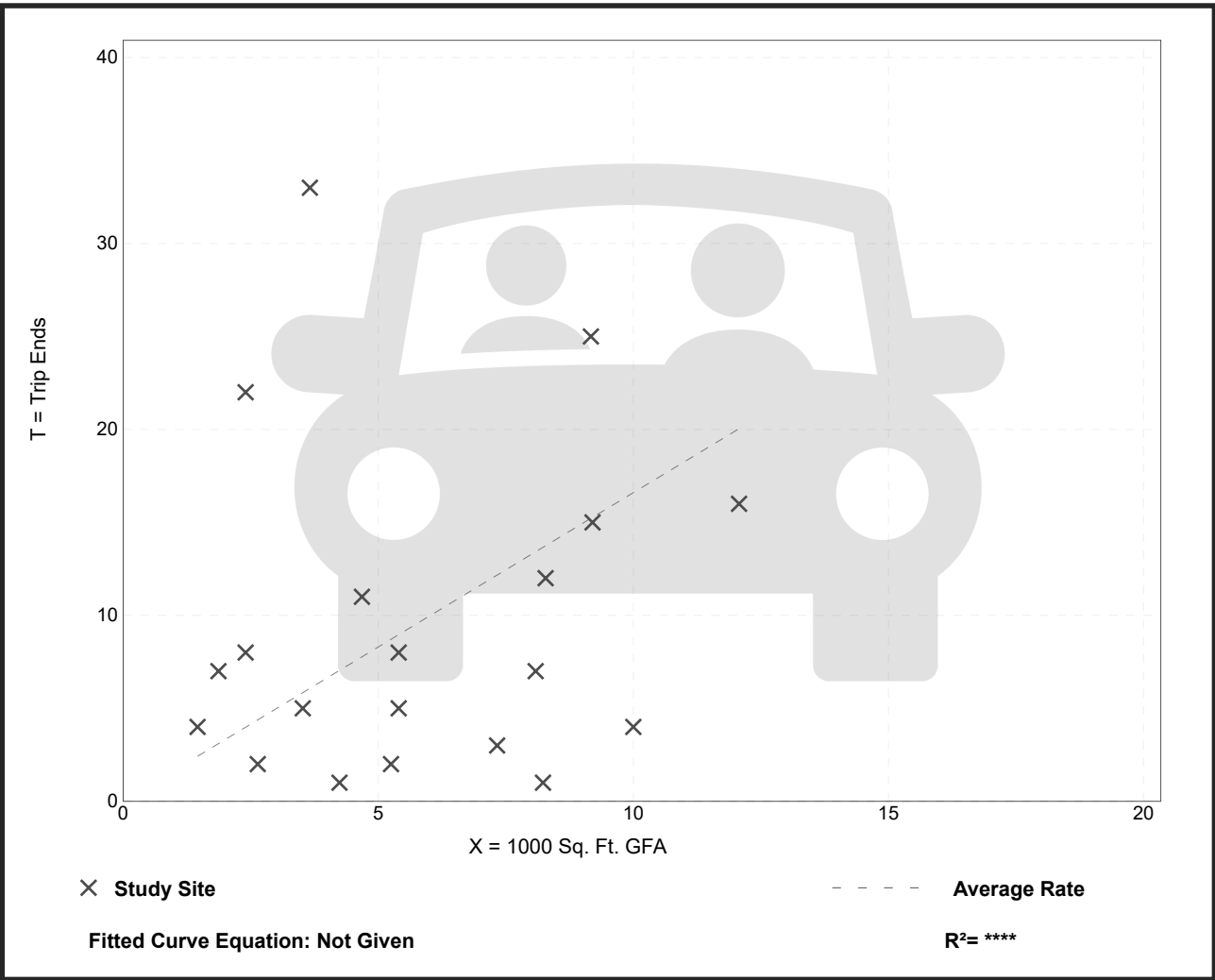
Specialty Trade Contractor (180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 74% entering, 26% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.66	0.12 - 9.17	2.00

Data Plot and Equation



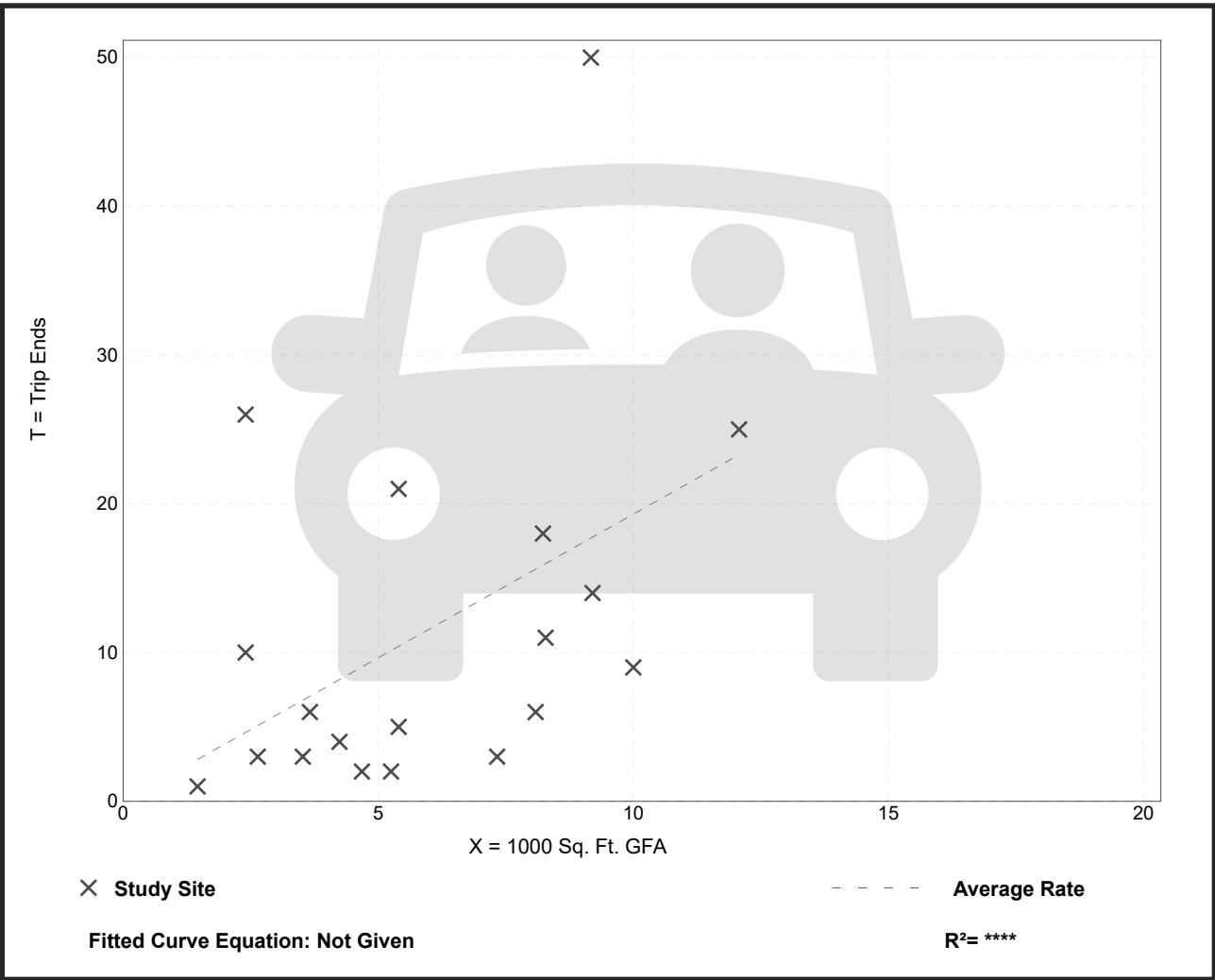
Specialty Trade Contractor (180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.93	0.38 - 10.83	1.98

Data Plot and Equation



Single-Family Detached Housing (210)

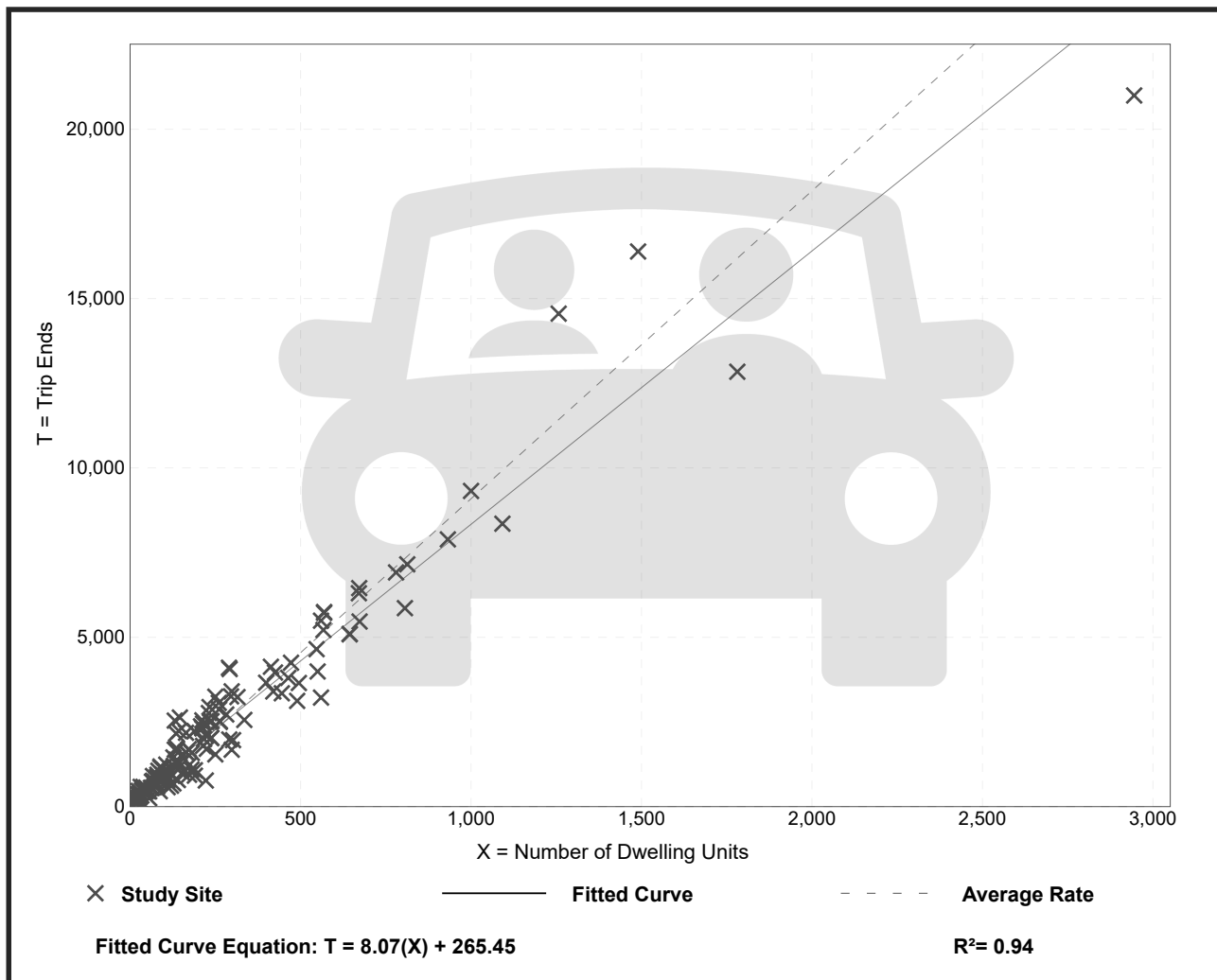
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 153

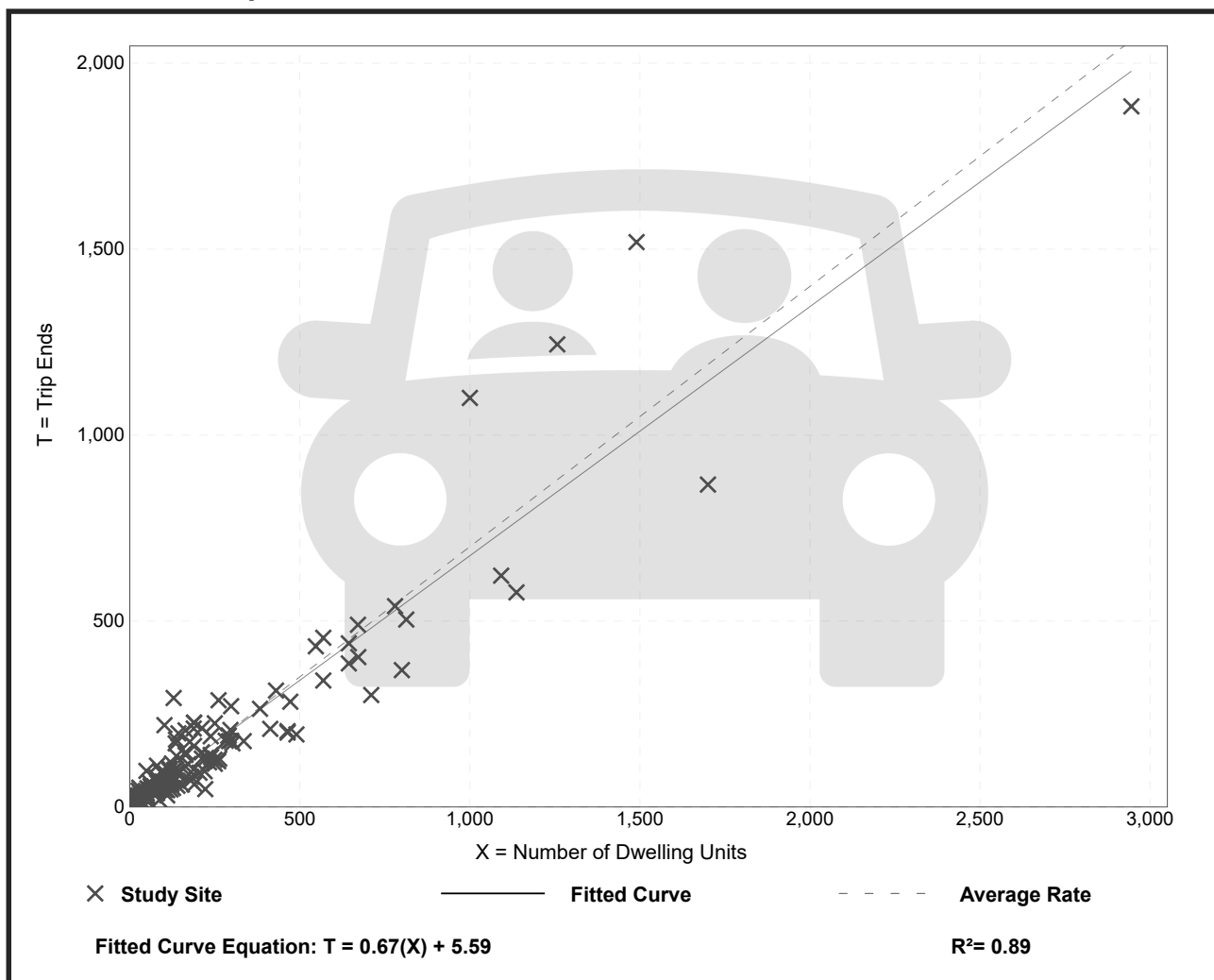
Avg. Num. of Dwelling Units: 239

Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 166

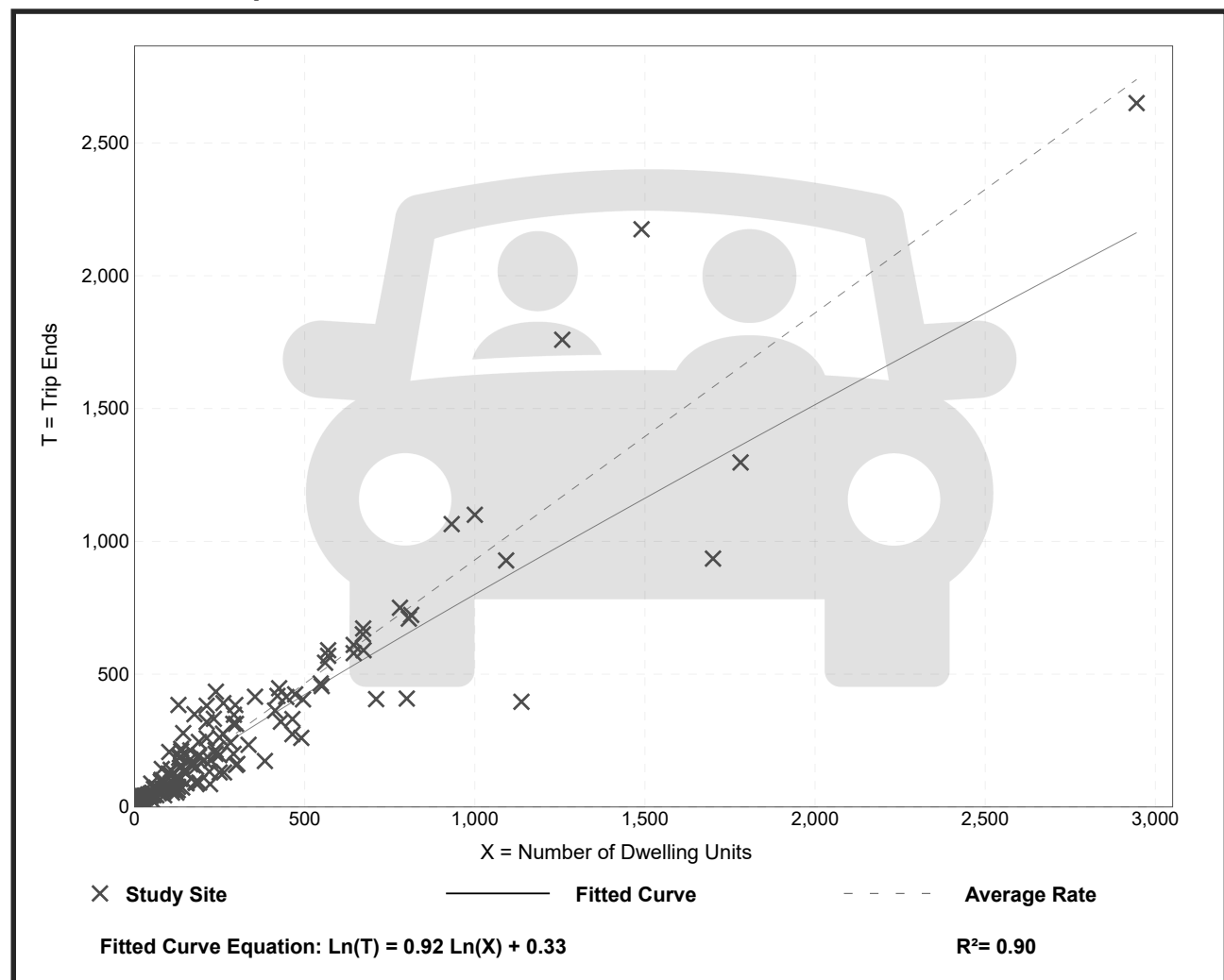
Avg. Num. of Dwelling Units: 266

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation





Community & Economic Development Department

2224 104th Avenue East, Edgewood, WA 98372

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

STATE ENVIRONMENTAL POLICY ACT (SEPA)

ENVIRONMENTAL CHECKLIST

FILE#: _____

Purpose of Checklist:

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

Instructions for Applicants:

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

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

Use of Checklist for Nonproject Proposals:

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

A. Background (to be completed by applicant)

1. Name of proposed project, if applicable:			
Schober Comp Plan Amendment and Rezone			
2. Applicant	Address (Street, City, State, Zip)	Phone	Email
5626 Sumner Heights LLC	5626 & 5628 Sumner Heights Dr E Edgewood WA 98372	509-925-6303	brock Schober brock@m2industrial.com
3. Contact Person	Address (Street, City, State, Zip)	Phone	Email
Grant Middleton, Larson and Associates	9027 Pacific Avenue, Suite 4 Tacoma WA 98444	253-474-3404	gmiddleton@rrlarson.com
4. DATE CHECKLIST PREPARED			
12-15-25			
5. AGENCY REQUESTING CHECKLIST			
City of Edgewood			

1. Proposed timing of schedule (including phasing, if applicable):

NA – no phasing is proposed.

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

Following the comp plan and rezone amendment process, the applicant anticipates gaining necessary entitlements for a future use following the comp plan and rezone approval process.

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

Trip Generation Assessment and Geotechnical Assessment

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

None known

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

City of Edgewood

6. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to amend the Comprehensive Plan Land Use Designation Map (from MR-1 to Industrial) and Rezone (from MR-1 to Industrial) for parcels 0420234144 and 0420234111.

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

Pierce County parcels 0420234144 and 0420234111, located at 5626 and 5628 Sumner Heights Dr E., Edgewood WA 98372; NE ¼, SE ¼, Section 23, Township 20 north, Range 4 East. A vicinity map and legal description is provided on the applicable site plans.

B. Environmental Elements

1. Earth

Find help answering earth questions¹

a. General description of the site:

The site is currently developed with an existing shop and large graveled area.

Circle or highlight one: flat, rolling, hilly, steep slopes, mountainous, other:

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

~ 40%

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

1D Alderwood gravelly sandy loam, and 19C Kapowsin gravelly ashy loam (NRCS Web Soil Survey)

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

None known.

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

Not applicable to the Comp Plan amendment and rezone; none known. Earth work volumes to be determined at the time of development permit application.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Not applicable to the Comp Plan amendment and rezone; none known. The potential for erosion to be determined at the time of development permit application.

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

The site currently has ~20% impervious surfaces (gravel, concrete and roofs); future impervious surfaces to be determined at the time of development permit application.

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

Not applicable to the Comp Plan amendment and rezone; none proposed at this time. Erosion control measures to be determined at the time of development permit application.

2. Air

Find help answering air questions²

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

¹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

Not applicable to the Comp Plan amendment and rezone; none known; to be determined at the time of development permit application.

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

Not applicable to the Comp Plan amendment and rezone; none known.

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

Not applicable to the Comp Plan amendment and rezone; none known. Potential measures to be determined at the time of development permit application.

3. Water

Find help answering water questions³

a. Surface:

Find help answering surface water questions⁴

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

Not applicable to the Comp Plan amendment and rezone; none known.

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

Not applicable to the Comp Plan amendment and rezone; none proposed.

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

Not applicable to the Comp Plan amendment and rezone; none proposed.

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

Not applicable to the Comp Plan amendment and rezone; none proposed.

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

Not applicable to the Comp Plan amendment and rezone; no the site is not within a 100-yr floodplain.

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

Not applicable to the Comp Plan amendment and rezone; no discharges to surface waters are proposed.

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

b. Ground:

Find help answering ground water questions⁵

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

An existing on-site well serves the existing storage building, which contains a restroom. Minor water use is contemplated for servicing the restroom and providing landscape irrigation. No water is proposed to be directly discharged to groundwater.

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

Not applicable to the Comp Plan amendment and rezone; the existing storage building is served by an onsite septic system approved by TPCHD.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable to the Comp Plan amendment and rezone. Existing runoff patterns will be maintained; no water is proposed to be directly discharged to groundwater.

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

Not applicable to the Comp Plan amendment and rezone; no, none known.

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

Not applicable to the Comp Plan amendment and rezone; there are no planned changes to drainage patterns; drainage patterns will remain the same.

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

Not applicable to the Comp Plan amendment and rezone; Potential measures to be determined at the time of development permit application.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ orchards, vineyards, or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

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

Not applicable to the Comp Plan amendment and rezone. Any alteration or enhancement of vegetation will to be determined at the time of development permit application.

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

None known; no threatened & endangered species identified per USFWS mapping.

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

Not applicable to the Comp Plan amendment and rezone. The use of native plants and enhancement of vegetation will to be determined at the time of development permit application; the conceptual site plan includes the retention of native trees/plants and anticipates enhancement plantings as may be required at the time of development.

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

None are known.

5. Animals

Find help answering animal questions⁶

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

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, **other:** Crows and sparrows, etc.
- **Mammals:** deer, bear, elk, beaver, **other:** None known
- **Fish:** bass, salmon, trout, herring, shellfish, **other:** None known; there are no water bodies.

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

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

None known; no threatened & endangered species identified per USFWS mapping.

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

The site is within the Pacific Flyway.

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

Not applicable to the Comp Plan amendment and rezone. Potential measures, if any, to be determined at the time of development permit application.

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

None are known.

6. Energy and natural resources

Find help answering energy and natural resource questions⁷

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

Not applicable to the Comp Plan amendment and rezone. The site is currently served by electrical power; energy needs will be evaluated at the time of development permit application.

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

Not applicable to the Comp Plan amendment and rezone. The existing building and any future buildings will meet the prevailing standards, and, the site is substantially below the grade of properties to the north and therefore is not anticipated to have any effect on us of solar energy.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Not applicable to the Comp Plan amendment and rezone; Potential measures for energy conservation with meet the prevailing requirement, which will be determined at the time of development permit application.

7. Environmental health

Health Find help with answering environmental health questions⁸

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

Not applicable to the Comp Plan amendment and rezone; none are known. Potential environmental health hazards will be reviewed and determined at the time of development permit application.

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

There is no known or possible contamination at the site from present or past uses.

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

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Not applicable to the Comp Plan amendment and rezone. There are no anticipated existing hazardous chemical/conditions that might affect the site.

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

Not applicable to the Comp Plan amendment and rezone; none are known at this time. Potential toxic or hazardous chemicals will be reviewed and determined at the time of development permit application.

4. Describe special emergency services that might be required.

Not applicable to the Comp Plan amendment and rezone; no special emergency service needs are known at this time. Service needs will be reviewed and determined at the time of development permit application.

5. Proposed measures to reduce or control environmental health hazards, if any.

Not applicable to the Comp Plan amendment and rezone. The need for measures will be reviewed and determined at the time of development permit application; best management practices will be employed to mitigate any potential health hazards.

b. Noise

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

Not applicable to the Comp Plan amendment and rezone. Although there is area noise from train traffic as well as neighborhood and freeway vehicle traffic, there is no area noise anticipated to affect the site.

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

Not applicable to the Comp Plan amendment and rezone. Potential noise will be considered at the time of development permit application; noise will comply with City noise regulations/business hours for both short term and long term.

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

Not applicable to the Comp Plan amendment and rezone. Future development must comply with the City of Edgewood's noise regulations within City code.

8. Land and shoreline use

Find help answering land and shoreline use questions⁹

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

The current adjacent uses to the:

North – Sumner Heights Dr E right-of-way and topographically elevated single family residential uses;

South – Industrial uses;

East – Sumner Heights Dr E right-of-way and a single-family residence;

West - undeveloped property.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There is no known historic farmland or working forest activities at this site.

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

None known.

- c. Describe any structures on the site.**

There is an existing storage building and several small outbuildings.

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

No structures are proposed to be demolished at this time.

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

MR-1

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

MR-1

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

Not applicable; the site is not within a City designated shoreline.

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

Parts of the site have been identified on the City of Edgewood GIS as potentially containing areas of 20 to 40% slopes.

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

Not applicable to the Comp Plan amendment and rezone. The number of people working on the site will be evaluated at the time of development permit application; anticipated to be between 2 and 4 intermittently on site.

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

Not applicable to the Comp Plan amendment and rezone. No people will be displaced.

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

Not applicable to the Comp Plan amendment and rezone. Not applicable.

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

Not applicable to the Comp Plan amendment and rezone. The existing topographic elevations support compatibility. Additional measures to be determined at the time of development permit application, which minimally include the retention of existing vegetation and the establishment of buffer planting strips along Sumner Heights Dr E right-of-way between the elevated SFR development north and east (see the conceptual site plan).

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

No mitigation measures are proposed.

9. Housing

Find help answering housing questions¹⁰

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

No residential housing is anticipated.

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

No existing residential houses will be eliminated.

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

None proposed.

10. Aesthetics

Find help answering aesthetics questions¹¹

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

Not applicable to the Comp Plan amendment and rezone. Future development must comply with the City of Edgewood's design and development regulations. The existing buildings are anticipated to be retained.

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

Not applicable to the Comp Plan amendment and rezone. The existing buildings are anticipated to be retained, which will not alter or obstruct views in the immediate vicinity. Future development must comply with the City of Edgewood's design and development regulations.

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

Not applicable to the Comp Plan amendment and rezone. The existing buildings are anticipated to be retained. Future development must comply with the City of Edgewood's design and development regulations.

11. Light and glare

Find help answering light and glare questions¹²

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

Not applicable to the Comp Plan amendment and rezone. No new light and glare are anticipated with the retention of the existing buildings. New lighting will be reviewed for city code compliance at the time of development permit application.

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

Not applicable to the Comp Plan amendment and rezone. No new light and glare are anticipated with the retention of the existing buildings.

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

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

Not applicable to the Comp Plan amendment and rezone. No off-site light and glare are anticipated to affect the site.

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

Not applicable to the Comp Plan amendment and rezone. New lighting will be reviewed for compliance with City regulations at the time of development permit application.

12. Recreation

Find help answering recreation questions

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

Not applicable to the Comp Plan amendment and rezone. No designated and informal recreational opportunities are known.

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

Not applicable to the Comp Plan amendment and rezone. No.

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

Not applicable to the Comp Plan amendment and rezone; no measures are proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions¹³

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

There are no known buildings on site that are over 45-years old.

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

None are known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Pierce County Register of Historic Places was reviewed as well as Pierce County GIS records.

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

None are proposed.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

14. Transportation

Find help with answering transportation questions¹⁴

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

Sumner Heights Drive serves the site; please see the conceptual site plan.

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

Not applicable to the Comp Plan amendment and rezone. There are no transit stops on Sumner Height Drive. The closest bus stop is northwest and is ~15,000 feet via surface roads along Meridian Ave, Route 402.

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

Not applicable to the Comp Plan amendment and rezone. The site is currently served by 2 points of access; 1 is proposed to be closed. Frontage improvements will be reviewed for compliance with City regulations at the time of development permit application.

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

Not applicable to the Comp Plan amendment and rezone. Rail is in the immediate vicinity, but does not serve the site.

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

Not applicable to the Comp Plan amendment and rezone. A Trip Generation Assessment for an example industrial use, a contractor yard, has been determined to generate 10 ADT, which was submitted to the City for CRC compliance review. The City issued a determination of compliance as an exemption.

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

It is not anticipated that development will affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

Not applicable to the Comp Plan amendment and rezone. No impacts are anticipated based on the Trip Generation Assessment; the City issued a determination of compliance as an exemption.

15. Public services

Find help answering public service questions¹⁵

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

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

¹⁵ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

Not applicable to the Comp Plan amendment and rezone. Future development will be reviewed for city code compliance at the time of development permit application. The development of a future industrial use is not anticipated to result in an increased need for public services.

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

Not applicable to the Comp Plan amendment and rezone. Future development will be reviewed for city code compliance at the time of development permit application. Future industrial development is not anticipated to result in an increased need for public services.

16. Utilities

Find help answering utilities questions¹⁶

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, water, telephone, and on-site septic.

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

Electricity – Lakeview Light and Power; water – on-site well; telephone CenturyLink, and on-site septic.

C. Signature

Find help about who should sign¹⁷

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

X 

Type name of signee: Scott Clark

Position and agency/organization: Planner – Larson and Associates

Date submitted:

D. Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet¹⁸

Do not use this section for project actions.

¹⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

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

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

Generally speaking, the characteristics of industrial development when compared to residential development sometimes include larger buildings, greater impervious surface, greater truck traffic, greater air emissions, use/storage of toxic substances, and greater noise generating activity.

- **Proposed measures to avoid or reduce such increases are:**

Measures to avoid or reduce such increases include adherence and enforcement of regulations to limit noise generation, require the construction of adequate road and utility infrastructure, minimize air pollution impacts, require safe storage and use of toxic substances, and require prevention, treatment, and/or control of waste discharge to the environment.

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

The proposal will not materially affect plants or animals; establishment of buffers and tree retention areas will actually be an enhancement. Fish and marine life are not present.

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

Measures include adherence and enforcement of all critical area regulations to protect plants and animals; fish marine life is not present. Mitigation measures can be required to protect, buffer and enhance key critical area in conjunction with proposed development.

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

Industrial development will not likely deplete energy since the site is located in a urbanized area with access to existing energy infrastructure. Given the current state of development at the site, future industrial development will not deplete natural resources beyond what the residential uses would deplete.

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

Measures to conserve energy will include compliance with energy code standards, use of energy efficient materials and equipment, and commissioning equipment for peak performance. Measures to conserve natural resources include compliance with critical areas regulations and installation of modern utility infrastructure as needed.

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

Industrial development will not likely use or affect protected environmental areas provided current regulations for critical areas are applied and enforced.

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

Future industrial development will be required to comply with all applicable current critical area regulations, including compliance with necessary mitigation.

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

Not applicable. This site is not associated with any shoreline areas.

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

Not applicable. No measures are proposed as this site is not associated with any shoreline areas.

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

The proposal will likely decrease demands on transportation, public services, and utilities in a manner commensurate with the proposed use. For example, the TIA evaluates the traffic impacts of a contractor yard, which would have ten (10) ADT trips, while the development of 7 residences (conservatively estimated) would have seven (7) times the impact with ~70 ADT if developed with single family residences (ITE Manual (210)).

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

Measures include application of development standards for transportation and utility infrastructure to address and mitigate project impacts. Collection of impact fees, taxes, and other revenue sources mitigate public service needs.

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

The proposed comprehensive plan amendment and rezone will not conflict with any laws or requirements for the protection of the environment provided all applicable standards and procedures are implemented for the future development and use of the land.

CITY OF EDGEWOOD § 18.70.050 Land use table.

Legend (EMC § 18.70.040(A)) ✓ Permitted Use — Prohibited Use A Requires AUP CUP Requires CUP		Mixed Residential 1	Industrial	Schober Limited Use Proposal	Notes
Land Use Category	NAICS Code	MR-1	I	I	All Uses Subject to Conditions 1 and 6
RESIDENTIAL					
Detached Dwelling	Special	✓	—	—	
Accessory Dwelling Unit (ADU)	Special	✓	—	—	See EMC § 18.90.190 for ADU requirements. ADUs are allowed secondarily in TC and C zones only when paired with a townhouse use.
Cottage Housing	Special	✓	—	—	
Courtyard Apartments	Special	✓	—	—	
Duplex	Special	✓	—	—	
Stacked Flats	Special	✓	—	—	
Multi-plex (tri-, four-, five-, six-)	Special	✓	—	—	
Townhouse	Special	✓	—	—	See Ordinance 25-0676 (https://www.cityofedgewood.org/453) for TC and C zones. In the BP zone, this use is only allowed within 1,000 feet of the Interurban Trail.
Apartment	Special	—	—	—	See Ordinance 25-0676 (https://www.cityofedgewood.org/453) for TC and C zones. In the BP zone, this use is only allowed within 1,000 feet of the Interurban Trail.
Adult Family Home	623990. part	✓	—	—	In accordance with RCW 70.128.010(1), as amended
Nursing and Residential Care Facilities	6231; 6232	CUP	—	—	Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.

CITY OF EDGEWOOD § 18.70.050 Land use table.

Legend (EMC § 18.70.040(A)) ✓ Permitted Use — Prohibited Use A Requires AUP CUP Requires CUP		Mixed Residential 1	Industrial	Schober Limited Use Proposal	Notes
Land Use Category	NAICS Code	MR-1	I	I	All Uses Subject to Conditions 1 and 6
Assisted Living Facilities	6233	CUP	—	—	Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.
Live/Work Unit	Special	A	—	—	Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.
Work/Live Unit	Special	—	—	—	
Permanent Supportive Housing		✓	—	—	
Transitional Housing		✓	—	—	
AGRICULTURE AND RESOURCE (Sector 11-21)					
Agricultural Sales	Special	✓	✓	✓	
Crop Production	111, part	A	A	A	
Marijuana Production	111; Special	—	—	—	See Condition 2
Crop Production, All Other	111, part	—	✓	✓	
Animal Production, Personal	112, part	✓	—	—	Only permitted as an accessory use to a primary residential use.
Hog and Pig Farming	112210	—	—	—	Personal animal uses are permitted in all zones per EMC §18.100.030.
Cattle Feedlots	112112	—	CUP	—	
Animal Production and Aquaculture, All Other	112 except 112210; 112112; 112511, part	—	✓		
Mining, Quarrying, and Oil and Gas Extraction	21	—	—	—	Unless otherwise authorized or permitted by the state where city of Edgewood is preempted from regulating
UTILITIES (Sector 22)					

CITY OF EDGEWOOD § 18.70.050 Land use table.

Legend (EMC § 18.70.040(A)) ✓ Permitted Use — Prohibited Use A Requires AUP CUP Requires CUP		Mixed Residential 1	Industrial	Schober Limited Use Proposal	Notes
Land Use Category	NAICS Code	MR-1	I	I	All Uses Subject to Conditions 1 and 6
Electric Power Generation	22111, except 221114 and 221115	CUP	CUP	CUP	Not applicable to small-scale, independent residential units or single-building power supply units
Solar Electric Power Generation	221114	A	✓	✓	
Wind Electric Power Generation	221115	✓	A	—	
Potable Water Treatment	221310, part	CUP	CUP	CUP	
Sewage Collection or Treatment Facility	221320, part	CUP	CUP	CUP	
Wireless Communication Facilities	517312; 517919, part				
MANUFACTURING (Sector 31-33)					
Animal Slaughtering and Processing	3116	—	—	—	
Marijuana Processing	Special	—	—	—	See Condition 2
Manufacturing, Craft	Special	—	✓	✓	
Manufacturing, Light	23, part; 311 except 3116; 312; 313; 314; 315; 316; 337	—	✓	✓	
Manufacturing, Heavy	23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339	—	CUP	—	
WHOLESALE AND RETAIL TRADE (Sector 42, 44-55)					
Wholesale Trade	423; 424; 425	—	✓	✓	
Automobile and Other Motor Vehicle Dealers	4411; 4412	—	A	A	
Gasoline Stations	447	—	✓	✓	Use is limited to 25,000 square feet of total site area per zone in the MUR and C zones (total site area includes all accessory and ancillary uses)
Alternative Fueling Stations	Special	—	✓	✓	

CITY OF EDGEWOOD § 18.70.050 Land use table.

Legend (EMC § 18.70.040(A)) ✓ Permitted Use — Prohibited Use A Requires AUP CUP Requires CUP		Mixed Residential 1	Industrial	Schober Limited Use Proposal	Notes
Land Use Category	NAICS Code		MR-1	I	
Pet and Pet Supplies Stores	453910	—	✓	✓	All Uses Subject to Conditions 1 and 6
Fuel Dealers	454310	—	CUP	CUP	
Marijuana Retailers	453998, part	—	—	—	See Condition 2.
Sexually Oriented Retail Businesses	Special	—	A	—	Subject to standards provided in EMC § 18.100.100
Retail Trade, All Other	All Other 44; 45	—	✓	✓	
TRANSPORTATION AND WAREHOUSING (Sector 48-49)					
Pipeline Transportation	486	See Note			
Transportation, All Other	48 except 486	See Note			
WAREHOUSING AND STORAGE					
Mini-Warehouses and Self-Storage Units	53113	—	✓	✓	
Warehousing and Storage, All Other up to 50,000 sq. ft.		—	✓	✓	
Warehousing and Storage, All Other 50,001 sq. ft and greater		—	✓	✓	
BUSINESS AND PROFESSIONAL SERVICES (Sector 51-56)					
General	All Office Use, plus; 51 except 517; 52; 533; 54 except 541940; 55; 561; 813	—	A	A	
Wedding and Special Occasion Venues and Events	Special	A	A	A	
Passenger Car Rental and Leasing	53211	—	✓	✓	
Truck, Utility Trailer, and RV Rental and Leasing	53212	—	✓	✓	Use is limited to no more than four rental units per site in the C zone.
Consumer Goods Rental	5322; 5323, part	—	✓	✓	

CITY OF EDGEWOOD § 18.70.050 Land use table.

Legend (EMC § 18.70.040(A)) ✓ Permitted Use — Prohibited Use A Requires AUP CUP Requires CUP		Mixed Residential 1	Industrial	Schober Limited Use Proposal	Notes
Land Use Category	NAICS Code	MR-1	I	I	All Uses Subject to Conditions 1 and 6
Commercial and Industrial Equipment Rentals	5323, part; 5324	—	✓	✓	
Waste Management and Remediation Services, All Other	5622, part; 5629	—	CUP	CUP	
EDUCATIONAL SERVICES (Sector 61)					
Elementary and Secondary Schools	6111	CUP	CUP	CUP	
Junior Colleges, Colleges, Universities, and Professional Schools	6112; 6113; 6114	—	CUP	CUP	
Technical and Trade Schools	6115	—	A	A	
Educational Services, All Other	6116; 6117	—	CUP	CUP	
HEALTH CARE AND SOCIAL ASSISTANCE (Sector 62)					
Ambulatory Health Care Services, All Other	All Other 621	—	CUP	CUP	
Hospitals	622	—	CUP	CUP	
Community Care & Walk-in Clinics	Special	—	✓		
Services for the Elderly and Persons with Disabilities	624120	A	CUP	CUP	
Vocational Rehabilitation Services	624310	CUP	CUP	CUP	
Child Daycare Services, Home-Based	624410, part	✓	—	—	Subject to standards provided in EMC § 18.100.040, and requires an applicable Home Business Permit.
Child Daycare Services, All Other	624410, part	A	A	A	Subject to standards provided in EMC § 18.100.040
Social Assistance, All Other	All Other 624	—	CUP	CUP	
Emergency Housing		—	✓	✓	
Emergency Shelter		—	✓	✓	

CITY OF EDGEWOOD § 18.70.050 Land use table.

Legend (EMC § 18.70.040(A)) ✓ Permitted Use — Prohibited Use A Requires AUP CUP Requires CUP		Mixed Residential 1	Industrial	Schober Limited Use Proposal	Notes
Land Use Category	NAICS Code	MR-1	I	I	All Uses Subject to Conditions 1 and 6
ARTS, ENTERTAINMENT, AND RECREATION (Sector 71)					
Libraries	Special	A	A	A	
Museums and Art Galleries	712 except 712130	A	A	A	
Zoos, Aquariums, and Botanical Gardens	712130	—	✓	✓	
Golf Courses and Country Clubs	713910	A	✓	✓	
Sexually Oriented Entertainment	Special	—	CUP	—	Subject to standards provided in EMC § 18.100.100
Gambling Industries	7132	—	✓	✓	
Indoor Arts, Entertainment, and Recreation Activities, Other	Special	CUP	A	A	
Outdoor Arts, Entertainment, and Recreation Activities, Other	Special	A	—	—	
ACCOMMODATION (Sector 721)					
Hotels (except Casino Hotels) and Motels	721110	—	—	—	
Bed-and-Breakfast Inns	721191	A	—	—	
Short-Term Rentals	Special	✓	—	—	
RV Parks and Recreational Camps	7212	A	A	A	
FOOD SERVICE AND DRINKING PLACES (Sector 722)					
Special Food Services	7223 except 722330	See Note	—	—	
Mobile Vendors	722330	A	✓	✓	In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Drinking Places for Alcoholic Beverages	722410	A	✓	✓	Subject to regulation and classification by

CITY OF EDGEWOOD § 18.70.050 Land use table.

Legend (EMC § 18.70.040(A)) ✓ Permitted Use — Prohibited Use A Requires AUP CUP Requires CUP		Mixed Residential 1	Industrial	Schober Limited Use Proposal	Notes
Land Use Category	NAICS Code	MR-1	I	I	All Uses Subject to Conditions 1 and 6
					the Washington State Liquor and Cannabis Board. In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Restaurants, Full Service	722511	A	✓	✓	In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Restaurants, Limited Service	722513; 722514	A	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable. In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Snack and Nonalcoholic Beverage Bars	722515	A	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable. In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
SERVICES (Sector 811-812)					
Personal Care Services	8121; 812310; 8123200	A	✓	✓	In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.

CITY OF EDGEWOOD § 18.70.050 Land use table.

Legend (EMC § 18.70.040(A)) ✓ Permitted Use — Prohibited Use A Requires AUP CUP Requires CUP		Mixed Residential 1	Industrial	Schober Limited Use Proposal	Notes
Land Use Category	NAICS Code	MR-1	I	I	All Uses Subject to Conditions 1 and 6
Automotive Oil Change and Lubrication Shops	811191	—	✓	✓	
Car Washes	811192	—	✓	✓	
Automotive Repair and Maintenance, All Other	All Other 8111	—	✓	✓	
Other Repair and Maintenance, Consumer	811 except 8111	—	✓	✓	
Other Repair and Maintenance, Commercial/Industrial	811 except 8111	—	✓	✓	
Funeral Homes and Funeral Services	812210	A	✓	✓	In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.
Crematoria	812220, part	—	CUP	CUP	
Kennels	Special	—	A	A	
Veterinary Services	541940	A	A	A	Only permitted in residential zones and MR-1 as an accessory use to a primary residential use.
Pet Care Services, All Other	812910, part	A	A	A	Only permitted in residential zones and MR-1 as an accessory use to a primary residential use.
CIVIC AND PUBLIC USES (Sector 813)					
Cemeteries	812220, part	A	—	—	
Correctional Institutions	922140	—	—	—	
Administrative Public Facility	92 except 922140	—	✓	✓	
Nonadministrative Public Facility	Special	—	—	—	Activities with Outside Storage also subject to EMC § 18.90.120

CITY OF EDGEWOOD § 18.70.050 Land use table.

Legend (EMC § 18.70.040(A)) ✓ Permitted Use — Prohibited Use A Requires AUP CUP Requires CUP		Mixed Residential 1	Industrial	Schober Limited Use Proposal	Notes
Land Use Category	NAICS Code	MR-1	I	I	All Uses Subject to Conditions 1 and 6
Parks, Open Space, and Public Recreation	Special	✓	A	A	
Up to 10,000 sq. ft.	813110, Assembly Only	✓	✓	✓	
10,000 to 19,999 sq. ft.	813110, Assembly Only	A	—	—	
20,000 to 29,999 sq. ft.	813110, Assembly Only	A	—	—	
30,000 to 39,999 sq. ft.	813110, Assembly Only	A	—	—	
40,000 sq. ft. or greater	813110, Assembly Only	—	—	—	
OTHER USES					
Parking Lots	812930, part	—	CUP	CUP	As a principal use, no more than 25,000 square feet of total parking area per lot or contiguous ownership in MUR or C zoning districts, except for Transit agency park-and-rides or public parks and services. Permitted as an accessory use without an AUP in all zones.
Parking Structures	812930, part	—	A	A	Permitted as an accessory use without an AUP in all zones
Drive-Up Windows	Special	—	✓	✓	Window shall not face a public ROW and facility must be screened from ROW
Outside Displays	Special	—	✓	✓	Activities also subject to EMC § 18.95.030(I)
Outside Storage	Special	—	A	A	Allowed as incidental use in Public district. Activities also subject to EMC § 18.90.120

CITY OF EDGEWOOD § 18.70.050 Land use table.

Conditions:

- (1) Operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the site, property, or parcel on which such use is located.
- (2) Subject to regulation and classification by the Washington State Liquor and Cannabis Board, where applicable and must comply with Edgewood City Ordinance Nos. 11-356, 13-410, 14-425 and/or 17-502; plus any regulations regarding cannabis in Chapter 69.51A RCW or I-502.
- (3) Subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). As allowed under state or federal regulations, any use(s) or appurtenances subject to local municipal control will require a CUP in all zoning districts.
- (4) NAICS Subsector Codes 481-485 and 487 (Air Transportation; Rail Transportation; Water Transportation; Truck Transportation; Transit and Ground Passenger Transportation; and Scenic and Sightseeing Transportation) permitted as services or systems, to include necessary support activities. The physical location of facilities, maintenance grounds, offices, or other structures incidental to the service or system is subject to the use regulations for said structure.
- (5) Essential public facilities are subject to EMC § 18.50.060, Essential public facilities permit.
- (6) Subject to EMC § 18.100.030, Animals.

From: Amanda Leinen <amandal6580@gmail.com>
Sent: Friday, April 10, 2026 11:12 AM
To: comdev
Subject: Proposed new zoning Sumner Heights

*This message is from an External Sender

Dear City of Edgewood Planning Commission and City Council,

I am writing to formally oppose the proposed rezoning of Parcel #0420234144 from residential to commercial use.

This proposal raises serious concerns regarding safety, infrastructure capacity, and compatibility with the surrounding neighborhood. The area in question is characterized by narrow, aging roads that are already worn, uneven, and have not been meaningfully upgraded in decades. These roadways were not designed to accommodate commercial traffic—particularly large delivery trucks or increased daily vehicle volumes.

Introducing commercial zoning at this location would significantly increase traffic demands on infrastructure that is already inadequate. This is especially concerning given the area's hilly terrain, lack of sidewalks, and absence of street lighting, all of which create existing safety challenges for residents, pedestrians, and drivers. Adding commercial traffic to these conditions would only heighten the risk of accidents and further degrade road conditions.

Beyond infrastructure concerns, this proposal is fundamentally incompatible with the character of our neighborhood. This is a small, wooded, and quiet residential area that many of us specifically chose because of its rural feel, privacy, and connection to nature. Residents value the presence of wildlife, the tree cover, and the peaceful environment that defines this community. This road is also used regularly by people in the neighborhood as a challenging, yet interesting walk for themselves and their dogs.

Rezoning this parcel to commercial use would disrupt that balance—introducing noise, lighting, traffic, and development intensity that would permanently alter the character of the area. It would also threaten the wildlife habitat and natural setting that are an important part of why people choose to live here.

Residents made long-term decisions to live in this neighborhood based on the expectation that it would remain residential, quiet, and

low-impact. This proposal undermines that expectation and sets a concerning precedent for further encroachment into similar areas.

There also appears to be a disconnect between this proposal and the City's responsibility to ensure that infrastructure is sufficient to support new development. Without substantial and clearly defined road improvements, safety upgrades, and mitigation measures, this rezoning places an unfair burden on existing residents.

For these reasons, I respectfully urge the City to deny the proposed rezoning of Parcel #0420234144.

Please include this letter in the official record for this proposal. I also request to be recognized as a party of record and to receive notice of any future hearings or decisions related to this application.

Thank you for your time and consideration.

Sincerely,
Jeff & Amanda Leinen
12911 56th Street Ct E
Edgewood, WA 98372
206-349-6613

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

Kakai Bojang

From: Andrea Preston <awmused@hotmail.com>
Sent: Wednesday, April 15, 2026 12:09 AM
To: comdev
Subject: File #25-002-COMP PLAN

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

My husband and I live on 56th Avenue East, directly across Edgewood Drive from the parcels for which this amendment is being sought and have several concerns about the requested change in designation from residential to commercial.

First, we have several concerns about the traffic impact the business change may make. Although the traffic review that has been filed estimates the additional traffic may be relatively minor, the traffic in that location is one of the worst bottlenecks in the area as Edgewood Drive and Sumner Heights Drive East merge at proposed entry/exit for the subject property. This is the final junction for southbound traffic coming from the eastern portion of Edgewood moving toward Sumner before Sumner Heights Drive meets West Valley Highway just north of the railroad tracks. While the 4-5 lanes of Meridan Avenue North runs the full length of the city, channeling traffic between Edgewood and Puyallup including the upcoming final link of Highway 167 to I-5, there are only three routes from to and from east Edgewood that connect to Sumner via the popular Cannery Way and bridge between the Old Cannery Furniture Warehouse and Sumner's Main Street shops. This traffic corridor funnels traffic to and from three directions, including:

- 1) traveling north/south via Edgewood Drive/Sumner Heights;
- 2) traveling north/south via West Valley Highway (including vehicles entering and exiting from Highway 167); and
- 3) east and west-bound traffic between Puyallup, west Edgewood, Milton, Fife and Highway 167.

All of these routes converge at the intersections on the north and south of the railroad tracks that run around the southernmost tip of Edgewood, crossing the border of Edgewood and Sumner. (Our property, in fact, encompasses land in Sumner as well as Edgewood). The traffic at these two intersections often backs up during peak commuting hours and/or when trains stop the flow of traffic into Sumner from all of these traffic streams. The traffic at these intersections is further complicated by the necessary timing of the traffic lights to prevent traffic from backing up over the train tracks. In fact, traffic regularly backs up on Edgewood Drive past our street (56th Avenue East) as well as along Sumner Heights Drive leading to where it merges with Edgewood Drive. At the same time, the eastbound traffic approaching Cannery Way backs up approaching the light on the south side of the train tracks, as well as from that point to the traffic light after the bridge where Cannery Way becomes Main Street in Sumner. The southbound traffic coming on West Valley Highway, likewise, backs up significantly from the southernmost exit from Highway 167 to Sumner and the many warehouses located in Sumner's north end.

While the projected traffic from the currently proposed business estimates adding fewer than 20 vehicles coming and going from the property each day, that estimate does not disclose the full nature of the vehicles expected. Cars and small trucks may have minimal impact, but larger trucks and trucks with trailers could have significant impact to not only the traffic that is already overtaking these routes, particularly when deliver van traffic has increased dramatically over the last five years. All routes converging on this key intersection at the convergence of Edgewood, Puyallup and Sumner are two lane roads. Each of the four routes approaching or leaving the convergence creates a bottleneck of traffic and contributes to the potential of vehicles getting stuck on or dangerously near the train tracks, especially where there are distinct turn lanes on Cannery Road, but not on Sumner Heights nor on West Valley Highway at this complex intersection. Drivers frequently drive

on the shoulder of these roads in order to get through the intersections. Drivers also run red lights at these intersections where right turns are not permitted when the lights are red. Although the lights are timed to prevent traffic backing up over the train tracks, it does happen, particularly when the right turn prohibitions are not followed and when traffic is backed up due to passing trains.

These intersections are already overloaded with traffic and are limited by terrain, train routes and existing structures, making the feasibility of widening any of these roads highly unlikely. Adding vehicles that may be heavier, wider and longer than the residential vehicles that form most of this traffic could not only add to the traffic, but could be the proverbial straw that breaks the camel's back where all of these stressors converge across and adjacent to busy train traffic. Where trains travel this route multiple times every day, the risk is not merely adding to time lost along already congested routes, but could increase the danger of significant accidents that endanger the life of drivers and passengers, but also increase the chance of vehicle-train collisions and consequently raising the risk of spilled or released contaminants from train cars at the foot of a hill covered in hundreds of residences. Furthermore, any significant blockage of this intersection impacts the ability of emergency services to reach homes and businesses in Edgewood and Sumner, as well as responding to emergencies in traffic along Highway 167.

Edgewood Drive and Sumner Heights Drive are most particularly not designed for industrial traffic. Both roads have little to no shoulder, and traverse hills and curves with significant elevation changes and erosion risks. Additionally, significant water drainage runs adjacent to Edgewood drive from the top of the hill to the point where it merges with Sumner Heights where it is collected and diverted under the roadway. Industrial traffic is already limited on these roads while there is significant industrial traffic generated from the many warehouses situated in the valley north of Sumner as well as to the east in Puyallup and Fife. To the extent larger trucks or trucks with trailers will enter and exit the subject property, they will add significant stress to roads not built for these vehicles and already operating at or above their intended use and capacity, thus increasing need for road maintenance and repair.

While the submission paperwork asserts that a portion of the subject land was previously zoned for industrial use and is located adjacent to another industrial use property, these facts alone are misleading. The property, in fact, has not been used for industrial purposes for at least the seven years we have lived across from it and, based on the buildings on the property, it does not appear that there has been any industrial use on either parcel for many years, if not decades. The referenced adjacent industrial property is not a typical or easily comparable property or business. That property has grown from a small family owned concrete septic tank business which began when it took over a previously industrial property nearly 40 years ago. That business, Evergreen Precast, last expanded in the early 2000's and it remains the sole business whose entrance and egress is located on Sumner Heights Drive. In fact, it is the sole business at the base of the hill north of the train tracks. The subject property has been historically used as a residence and any previous industrial use has not been disclosed. Most of the property is wooded with mature evergreen and deciduous trees and manicured gardens. Other than its border with Evergreen Precast, the property is directly adjacent or across residential streets from other residential properties. The more recent of these homes were built 30-40 years ago, but many of the adjacent homes have been in situ for 50-90 years (or more). Aside from Evergreen Precast, this is a long-settled, residential area known for peaceful, generous lots, affording owners beautiful views of Mount Rainier and the Sumner and Puyallup valleys. The other industrial businesses in the area are all at the base of the hill on the opposite side of the train tracks where they do not contribute to significant traffic on Edgewood Drive and Sumner Heights, impede views, or add distinct industrial noise for Edgewood residents.

The permit application additionally raises concern for neighboring property owners in that it provides little information regarding how the property will actually be used on a daily basis. While it states that business property and equipment will be stored on the site, it does not disclose what type of property or equipment, how it will be stored, whether the property will be secured or if unsecured property would be left in open areas that could encourage theft in an area that currently has a very low crime rate. We also do not know if the current wooded nature of the property will be changed and, instead of property consistent with

surrounding homes throughout Edgewood, trees and landscaping will be removed and land cleared. Such a drastic change would be inconsistent with the setting of all of the neighborhoods north of the property, and would likely have a negative impact on surrounding property values.

The proposal alludes to the fact that Edgewood needs to have sufficient industrial property under its Land Use Plan, but this is one of the least logical locations to add industrial property in Edgewood. In a city historically known for its pastoral scenery and a natural rural housing environment, adding industrial property directly adjacent to thousands of acres of residential properties is not justified by one adjacent industrial property. Furthermore, there are miles of industrial properties along the North Meridian corridor that are well suited for the proposed use of this business. There are also plentiful options for industrial property within a few miles in Sumner, Auburn, Puyallup and Fife.

It is not necessary to add industrial property on the southernmost edge of Edgewood where all but one of the adjacent properties are residential when there are many other options already zoned for industrial use. It is not the best use of the city's streets and resources to convert residential property, increase the wear and tear of local roads, compound already complex traffic patterns and decrease safety concerns in one of the most complex intersections in the area. This zoning change should not be approved at all, but if the City will not decline the request, it should at the very least, require additional information to ensure that the property is used and maintained in a complementary manner to the surrounding residential area and mitigation be made to reduce the impact on traffic and safety.

Thank you for your consideration,

Andrea and Scott Preston
13420 56th Street East
Edgewood, WA 98372

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

Kakai Bojang

From: Andres Goyenechea <agoyenechea@aol.com>
Sent: Monday, March 30, 2026 2:10 PM
To: comdev
Subject: Concerned community member about the rezoning proposal at 5628/5626 Sumner Heights Dr

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

Dear City Council Members,

My name is Andres Goyenechea and have been an established community member since 1975. My wife and I built our first home at 5415 Sumner Heights Dr E. We raised our family here and made a long-term investment to in this neighborhood. This was not just a placed I lived, it was my home and the foundation of my family's lives. All of my four kids used the bus route on Sumner Heights to go to school, and my wife would walk the hill down to Sumner, WA with her friends often, which makes the safety of the street so important to me.

Because of that, I am very concerned about the potential impacts rezoning could have on the community and the people that live there. The possibility of industrial use so close to residential homes raises serious questions about safety, quality of life, and property values. Increased noise affecting daily lives and work from home environments. Traffic and safety risks especially for children and families along active school bus routes. Air quality for current children and future children waiting for the bus and the environmental impacts immediate and long term. The long-term character and charm of the neighborhood.

Our neighborhood has always been a place where families could feel safe, stable, and proud to call home. The rezoning of 5628/5626 would threaten this balance.

I respectfully ask that you carefully consider the cumulative impact that this change would have on existing residents especially those of us who have invested years into building and maintaining our homes and the community. I strongly urge you to deny the rezoning request.

Thank you for your time and consideration voices of the residents who call Sumner Heights home.

Sincerely,

Andres Goyenechea

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

Kakai Bojang

From: Christina Edmondson <christinalf63@gmail.com>
Sent: Sunday, April 12, 2026 5:23 PM
To: comdev
Subject: Comment on Rezone on Edgewood Drive

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

Hello,

Voicing my concern over the rezone proposal on Edgewood Drive.

What's that shaking my house? One day I went to look. I thought it was a heavier than normal train. Nope, it was trucks , trucks and more trucks.

I know what comes next, mass lights to keep their stuff safe, scraping steel and guardrail moving about at all hours of the day.

Not to mention the warming up of diesel trucks in the morning and the fumes wafting up the hill.

I've worked in a yard like this, I know. This is WAY to close to nice homes on Edgewood Drive, Sumner Heights Drive and the side streets for a ½ mile.

This owner needs to be held accountable for his future actions and stick to it. I believe it is the city's duty to make the owner abide by the rules, strictly.

I also see this property has been under fire before about not following rules and has noise complaints.

What has the city done? Not sure, because it still keeps happening.

Why? Well, I pretty much know why, but that is a whole other story.

I'm not against progress at all, I understand it comes and is necessary for the grand plan of the municipalities in the state of Washington.

I also know what is right. And this is not. Period.

No Rezone .

Christina Edmondson

55th St E.

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

Kakai Bojang

From: coateswood@comcast.net
Sent: Sunday, April 12, 2026 3:00 PM
To: comdev
Subject: Opposition to Rezone Application File #25-002-COMP Plan: Schober Comprehensive Plan

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

Karen Coates

5623 131st AVE E
Edgewood WA 98372
253-341-3983
KarCoates@Comcast.net

April 12, 2026

To: Edgewood Planning Commission / Edgewood City Council

Attn: Department of Community and Economic Development

Re: Opposition to Rezone Application File #25-002-COMP Plan: Schober Comprehensive Plan

To the Members of the Commission and Council,

I am writing as a resident of Edgewood to formally express my strong opposition to the proposed rezoning of 5626 & 5628 Sumner Heights Dr E Tax Parcel(s) 04202341111, 0420234144 from Residential to Industrial.

I am living in the home I grew up in since 1967, which was unincorporated Sumner for decades and is now Edgewood. Our family voted for becoming part of the City of Edgewood because we were told the city's main goal would be to stay rural. I have lived in the same home in Edgewood for the majority of my life, and like many of my neighbors, our family chose this community for its quiet, residential atmosphere. In our City's 2024 Comprehensive Plan's Policy of Vision 2050, one area of vision is "Economic development policies support a **distinctive built and natural character and high quality of life** as key economic development drivers." I believe this rezone is inconsistent with that vision for the following reasons:

- **Traffic and Safety:** Our current infrastructure, specifically Sumner Heights Drive E is not designed to handle the increased volume of industrial vehicles this change would bring. This poses a direct safety risk to local pedestrians and children.

In addition, there is not adequate buffer between the proposed industrial zone and our home. Case in point, the illegal industrial use of the land that has occurred to date has caused vibration in our home that is significant enough that our guest (my sister) has been woken up by her bed shaking in the middle of the night. It was confirmed by our neighbors Evan and Mariah at 5629 Sumner Heights Dr E, who live across from the property seeking rezoning, that this is due to the industrial size trucks that are going in and out of the property late at night. They know this because they see them and they feel the

vibration in their home. The interrupted sleep caused by this vibration is very detrimental to a person's health.

Furthermore, we are having increased issues with landslides that make our properties unsafe. It is reasonable to assume this has been exacerbated by the vibration caused by the illegal industrial use of the land. Making the industrial use legal would only increase the occurrence of the vibrations, therefore increasing the negative impact to our safety, health and well-being – our “high quality of life” as stated in Vision 2050.

- **Neighborhood Character:** Introducing an industrial entity into this specific pocket of the city will create significant light pollution, noise, and a loss of privacy for the surrounding homes. Already, the owner of the property has been removing trees and increasing noise pollution. This compounds the problem already present with Sumner's industrial use of adjacent properties. This will make a bad situation much worse.
- **Property Values:** Transitions from residential to industrial use often negatively impacts the market value of adjacent single-family homes. I have been putting significant money into my home the last several years to allow my 80-year-old parents to remain living with me and to make it my forever home. These upgrades do not necessarily increase the value of the home. I will be heartbroken if I have to sell our home due to the issues created with the nearby area rezoning from residential to industrial. I would in essence lose the money I've put into upgrades and on top of that have to sell my home at a lower market value.
- **Environmental Impact:** As stated above, I have great concerns about the vibrations causing landslides as the rezone area includes a steep bank and it is adjacent to a steep bank across the street from our house, so this is an impact that goes beyond my lot and the lot my parents own next door. In addition, we see bald eagles from time to time and many times see red hawks soaring above the trees. We are concerned for the land and the habitat.

I respectfully urge the City to deny this rezone request and uphold the current residential zoning that protects the integrity of our neighborhood.

Thank you for your time and for considering the concerns of the residents who will be most affected by this decision.

Sincerely,

Karen Coates



Virus-free. www.avg.com

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Kakai Bojang

From: coateswood <coateswood@comcast.net>
Sent: Monday, April 6, 2026 5:19 PM
To: comdev
Subject: Sumner Heights rezoning

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

We have owned our home in Edgewood since 1966 and our family has enjoyed in this quiet well established neighborhood of nice homes. The concrete vault company below us has added greatly to the noise pollution and also air pollution. We absolutely appose changing the designation of the 2 parcels from residential to industrial.
Jim and Esther Coates.

Sent from my Galaxy

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Kakai Bojang

From: Dan <jaybirdshs63@gmail.com>
Sent: Sunday, April 12, 2026 7:26 PM
To: comdev
Subject: Rezoning

*This message is from an External Sender

Edgewood City Council,

I am writing to register my strong opposition to the proposed zoning change at parcel 04202234144 at 5628 Sumner Heights Drive E. This property has always been residential. Rezoning it to industrial would negatively impact the homes near it, including mine, with additional truck traffic and noise pollution. Please DO NOT rezone this property.

Respectfully,

Dan Edmondson

13115 55th St. E.

Edgewood,

Sent from my iPhone

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

Kakai Bojang

From: Dorsey Marx <dorseymarx@gmail.com>
Sent: Monday, April 13, 2026 8:46 AM
To: comdev
Subject: Rezone area sumner heights

*This message is from an External Sender

To whom it may concern,

Hello, my name is Dorsey Marx. My husband, John and I just bought our dream retirement home in Edgewood/Sumner Heights last year. We moved back to Edgewood for the beauty and peace and we are lucky enough to have a view of Mount Rainier from our home.

We were very distressed to hear about the idea of rezoning the land right below us at 5629 Sumner Heights Dr E. to industrial instead of residential.

We have more noise here than we wanted already. The trains blow their horns and we hear the 167 traffic a little bit. The last thing we need is heavy machinery noise, more truck noises, extra industrial sounds and booms, more light pollution and stinky emissions of all kinds. We also don't want anything to block our mountain view.

If a business is allowed to move into the neighborhood, it will make our house value go down and our peaceful, beautiful home and neighborhood will lose too much of its charm and peace. This would be devastating to us after just finding such a lovely area to live in.

Sumner Heights is a special neighborhood full of wonderful people. It is a residential area and should stay that way. We do not want Summer Heights Dr. East to be turned into an industrial area ever. Please keep all of Sumner Heights residential as it should be.

Sincerely,
Dorsey Marx
Edgewood resident

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Kakai Bojang

From: Doug and Vancie Daniels <vandoug@msn.com>
Sent: Tuesday, April 14, 2026 4:15 PM
To: comdev
Subject: File #25-002-COMP PLAN Schober Comprehensive Plan Amendment and Rezone

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

We would like to express our opposition to this plan.
Reason being: Rezoning to Industrial would have negative affects of
Safety, noise and home values in our residential community.

Sincerely,
Doug & Vancie Daniels
13215 56th st e
Edgewood
253-863-1212

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

Kakai Bojang

From: Eric Paige <ericmpaige@gmail.com>
Sent: Friday, April 3, 2026 6:25 PM
To: comdev; comdev
Subject: Concerns regarding File#25-002-COMP PLAN Schober Comprehensive Plan Amendment and Rezone

Importance: High

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

Dear Planning Commission and City Council Members,

I am writing as a nearby resident to express strong concern regarding the proposed Schober Comprehensive Plan Amendment and Rezone (File #25-002-COMP PLAN), which seeks to change the property from a residential designation to industrial. This amendment is incompatible with long-established residential uses of neighboring properties and is inconsistent with the policies and intent of our City's Comprehensive Plan.

More importantly, as a longtime resident and member of the first city council of the city of Edgewood, I know that this amendment is contrary to purpose of our city's incorporation, to ensure a sustainable community. Among the many problems with this amendment are the following:

1. The Edgewood comprehensive plan seeks to protect residential neighborhoods and ensure compatibility and appropriate transitions among different land uses. An industrial rezone abutting established single-family homes fails to honor the Plan's intent. Expanding industrial zoning next to these residences brings noise, lighting, emissions, vibration and truck traffic. These things would have a strongly negative impact on residents and contradict the City's stated land-use pattern goals.

The land use harms of the proposed amendment include:

1. Failing to maintain compatible land use patterns.
 2. Intensify existing traffic congestion at an already congested nearby intersection.
 3. Degrading existing residential areas.
 4. Eroding buffer zones between higher intensity uses and residential zones.
 5. Seriously damaging the City's small-town residential character as described in the plan vision.
2. Conflicts with the Community Character element of the plan which calls for development to preserve neighborhood identity, maintain buffers, protect public views, reduce intrusive lighting and retain vegetation. While industrial uses exist on Valley Ave, those uses directly contradict the community character sought for Edgewood. The community character harms of the proposed amendment include:
 1. Compromising the existing neighborhood's consistently residential identity
 2. Introducing intense industrial activities inconsistent with existing community character.
 3. Eliminating buffering vegetation critical to protecting the neighborhood.
 4. Introduce intrusive lighting, emissions and noise.

5. Introducing heavy traffic on country roads poorly suited to industrial activity.
3. Rezoning to this area to industrial use would violate the Natural Environment goals of our community's plan. Industrial uses have grave environmental off-site including pollution of air and groundwater along with adverse impacts associated with traffic, and industrial activity. Of particular concern are risks to slope stability from vibrations associated with industrial activity. A comprehensive plan change like this should undergo a SEPA review. However, even a SEPA review, industrial use will certainly harm the community by introducing:
 1. Traffic impacts
 2. Noise impacts
 3. Vibration impacts
 4. Lighting impacts
 5. Stormwater and water quality impacts
 6. Risks to slope stability
 7. Cumulative neighborhood impacts
4. Rezoning this parcel to industrial use contradicts Edgewood's adopted vision which commits to "Preserving rural small-town character, family friendly neighborhoods, trees, and open spaces." It also calls for land use decisions to maintain environmental and social sustainability. Introducing industrial use into residential neighborhoods would:
 1. Destabilize the neighborhood character.
 2. Deprive families of scarce quality housing.
 3. Undermine vision of environmental sustainability

I request the city deny the Schober Comprehensive Plan Amendment and maintain the existing residential designation. The proposed industrial rezone is not consistent with the City's adopted land use designations, community character, natural environment policies or vision statement.

With thanks,

Eric and Linda Paige

13428 56th St. E. Edgewood, WA 98372

(253) 230-7659

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

Kakai Bojang

From: Evan Wall <ewall@escoffier.edu>
Sent: Tuesday, March 31, 2026 4:00 PM
To: comdev
Subject: interest in property rezoning of 5626/5628 Sumner Heights Drive East

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

Hello, My name is Evan Wall. I live at 5629 Sumner Heights Drive East. Edgewood, WA 98372. I am writing to you because I am concerned if the property across the street from our home were to be granted Industrial Zoning, a number of issues and problems would begin to take place.

The first issue that comes to mind is noise and air pollution. We have been living across from this company for two years and they operate at all hours of the night. Most often between 12:00am-4:00am is when they show up with the heavy machinery. Unload with other heavy equipment that is loud and then they are gone. They do not keep up their yard. They are not contributing to the Sumner Heights Neighborhood Community.

The second piece I want to bring up is this. They are proposing to change the location of the wrap around driveway, probably to avoid being so close to our house. It needs to be stated that Trucks over a certain weight are not allowed on Sumner Heights Drive East. There is a sign clearly stating this. It is a wonder they were allowed to ever move into our neighborhood and begin commercial/industrial business two years ago when they did.

The last remark I would like to make is for the people who walk the hill. I have watched countless younger families allow their kids to ride their bikes down the hill and then Mom or Dad will be there at the bottom with the family vehicle ready to pick them up and drive them up for another turn. Is this going to be safe when Heavy Machinery is on the same road as children learning to ride scooters and bikes?

Thank you for your time,

Evan Wall
5629 Sumner Heights Dr. East
Edgewood, WA 98372

ewall@escoffier.edu

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

Kakai Bojang

From: Holly Tuininga <htuininga@hotmail.com>
Sent: Tuesday, April 14, 2026 2:35 PM
To: comdev
Subject: NOTICE OF APPLICATION File #25-002-COMP PLAN: Schober Comprehensive Plan Amendment and Rezone

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

CONCERNING NOTICE OF APPLICATION File #25-002-COMP PLAN: Schober Comprehensive Plan Amendment and Rezone

We have not read the comprehensive plan for the proposal, however at a glance, glaring issues arise just by looking at the crude picture attached to the Notice. There is one road separating the proposed rezoning land from Edgewood Drive AND the well established community of homes sitting practically on top of it. A quick count of about 50 well maintained homes on large lots have made up this wonderful community for longer than 50 years. To date we are enduring plane, train and AUTOMOBILE noise from Hiway 167 that has crept in over those 50 years! The only way in and out of this neighborhood is Edgewood Drive on the north and Sumnerheights Drive on the south. At rush hour in the evening Edgewood Drive can back up the hill for many blocks because cars are taking turns at the stop signs adjacent to the proposed land amendment and rezone. I could go on, however, many of my dear neighbors have sent you comments as well and we are all on the same page. NO TO REONING PLEASE!

Gary and Holly Tuininga
13117 56th Street E
Edgewood, WA 98372
206-914-4047

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

Kakai Bojang

From: Jill Schwerzler-Herrera
Sent: Tuesday, April 14, 2026 8:38 AM
To: Josh Kubitza
Subject: FW: #25-002-COMP

FYI

Jill Schwerzler-Herrera
City Clerk/HR Director

From: Jason Ramirez <jason.ramirez@cityofedgewood.org>
Sent: Monday, April 13, 2026 4:59 PM
To: Jill Schwerzler-Herrera <jill@cityofedgewood.org>
Subject: FW: #25-002-COMP

See email below.

Jason Ramirez
Edgewood City Council Position 2
[Jason.ramirez@cityofedgewood.org](mailto:jason.ramirez@cityofedgewood.org)

From: JaCinda Barnes <hyacintheve@hotmail.com>
Sent: Sunday, April 12, 2026 7:52 AM
To: Jason Ramirez <jason.ramirez@cityofedgewood.org>
Subject: #25-002-COMP

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

To whom it may concern,

Mariah Goyenechea informed me that the zoning laws may be changed to allow trucks to enter her neighborhood. She is an employee in my office. In my last letter sent 8/2/24 I expressed my concern about trucks coming to the location across the street from her at all hours of the day and night. The constant noise and disturbances had a negative impact on her. Re-zoning to allow more trucks would surely disrupt her well-being and productivity. She and other Edgewood residents should be able to rely on a safe, quiet, and stable environment at home to work remotely and to rest peacefully. How can anyone achieve this when faced with air and noise pollution, increased truck traffic and safety hazards?

I humbly ask you to reject the zoning proposal for this area. Please consider the livelihoods of the people in that area and what they will endure if this is allowed. While I do not have a direct connection with this neighborhood, I can clearly see the effect this has on my colleague and her ability to function at her full capacity.

Thank you for your time.

JaCinda Barnes
Seattle, Washington

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

Kakai Bojang

From: JaCinda Barnes <hyacintheve@hotmail.com>
Sent: Monday, April 6, 2026 7:24 PM
To: comdev
Subject: #25-002-COMP

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

To whom it may concern,

Mariah Goyenechea informed me that the zoning laws may be changed to allow trucks to enter her neighborhood. She is an employee in my office. In my last letter sent 8/2/24 I expressed my concern about trucks coming to the location across the street from her at all hours of the day and night. The constant noise and disturbances had a negative impact on her. Re-zoning to allow more trucks would surely disrupt her well-being and productivity. She and other Edgewood residents should be able to rely on a safe, quiet, and stable environment at home to work remotely and to rest peacefully. How can anyone achieve this when faced with air and noise pollution, increased truck traffic and safety hazards?

I humbly ask you to reject the zoning proposal for this area. Please consider the livelihoods of the people in that area and what they will endure if this is allowed. While I do not have a direct connection with this neighborhood, I can clearly see the effect this has on my colleague and her ability to function at her full capacity.

Thank you for your time.

JaCinda Barnes
Seattle, Washington

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

Kakai Bojang

From: Jacob Hamilton <jake@virtualsitewalk.com>
Sent: Monday, April 13, 2026 11:52 PM
To: comdev
Subject: Project Number: 25-002-COMP PLAN - Rezone Request

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

Hello Edgewood Planning. I was made aware of the project to rezone the subject parcels via a message from a neighbor. As someone that presents projects in front of Planning Commissions and Neighborhood Groups for a living, I'm approaching the project from a different perspective than most of the public. However, I do live in Edgewood and know this property and the neighboring property owner quite well. I have the following issues:

1. **The maps in the notice are insufficient.** The map used for the noticing is a parcel map and doesn't include an overhead aerial image with parcel lines. It's extremely difficult for any layman to understand which land is being rezoned without including aerial images with parcel lines superimposed over the property. This map requires crosschecking on Google Earth or another mapping software to understand the land in question.
2. **The public notice sign is north of the Edgewood Drive East split.** The majority of individuals driving this area use Edgewood Drive East and will not see this sign. However, the property also runs below the split and should have been noticed south of the split where it would be significantly more viewed. I'll give the noticing party the benefit of the doubt that this wasn't done on purpose, but when I hire firms to post notice, we are instructed to post in the most visible way possible for that property.
3. **There is a clear distinction between the residentially zoned parcels and the current industrially zoned property.** The geography changes from the industrial area to the residential area and there's a natural change from valley to the hill that was obviously factored into the original zoning of these parcels. The change is not obvious from an overhead map, but on the ground, the parcels in question have always been adjacent to, and part of the residential area. There is literally a home with an active community member 65' NE of the proposed industrial parcel. That's the HOUSE, not just the property.
4. **These parcels have not historically been used for commercial or industrial uses.** The shop was built some years back, but it's not an industrial use. It's been used for storage and keeping material recently, but it's an odd use of a residential lot that did not go unnoticed. Again, there's a clear difference between the Evergreen pre-cast business use and these 2 parcels. If anything, the current use should be returned to a non-commercial use.

5. **The traffic is already terrible at the RR track intersection just SE of this property.** As someone that uses it everyday to take 3 kids to school, I'm often late due to UPRR trains and the corresponding back-up all the way north of this property on Edgewood Drive and Sumner Heights Drive. If there's any action here, it should be working with Sumner and Puyallup to ease the congestion at this intersection. I realize this might seem like a Puyallup and/or Sumner problem to Edgewood officials, but as a daily user, I can assure you it's an Edgewood Citizen problem that's gotten exponentially worse over the last 20 years. If the proposal is approved and these properties are rezoned Industrial, I'm assuming they have access from Evergreen Pre-Cast and not from Sumner Heights Drive. There should not be any Industrial access from Sumner Heights Drive in any capacity.

In summary, this project was poorly noticed and should be continued for that reason alone. Proper maps should be placed on the notice and the signage should be south of the Edgewood Drive East split. Also, there's a clear delineation between the industrial use in the valley and the residential use of these properties and the neighborhood on the hill. There's absolutely no reason for the Industrial use to creep up the hill into the neighborhood when there's already a 100-year-old divide between the valley RR track industrial use and the hillside residential use.

This is NOT a spot zoning case where all the surrounding property has already been zoned Industrial and the mapping/zoning needs to catch up. There is no Hardship being presented that would warrant a rezone or variance of any kind. This land has been Residential and treated as such since the beginning of Edgewood. I would have to include that Edgewood Officials must have a vested stake or interest in seeing the project approved if this moves forward. Please prove otherwise if not. I would love to hear counterarguments to the points I've presented. Thanks.

Jacob Hamilton

Virtual Site Walk LLC

www.virtualsitewalk.com

Jake@virtualsitewalk.com

Mobile: (619) 341-9208

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

Kakai Bojang

From: jeanrn008@comcast.net
Sent: Sunday, April 12, 2026 7:05 PM
To: comdev
Subject: RE: File #25-002-COMP PLAN

*This message is from an External Sender

Dear Planning Commission and City Council Members,

We are writing as a nearby residents to express strong concerns regarding the proposed Schober Comprehensive Plan Amendment and Rezone (File #25-002-COMP PLAN), which seeks to change the property from a residential designation to industrial. This amendment is incompatible with long-established residential uses of neighboring properties and is inconsistent with the policies and intent of our City's Comprehensive Plan.

More importantly, as a resident of the city of Edgewood, I know that this amendment is contrary to purpose of our city's incorporation, to ensure a sustainable community. Among the many problems with this amendment are the following:

1. The Edgewood comprehensive plan seeks to protect residential neighborhoods and ensure compatibility and appropriate transitions among different land uses. An industrial rezone abutting established single-family homes fails to honor the Plan's intent. Expanding industrial zoning next to these residences brings noise, lighting, emissions, vibration and truck traffic. These things would have a strongly negative impact on residents and contradict the City's stated land-use pattern goals.

The land use harms of the proposed amendment include:

- a. Failing to maintain compatible land use patterns.
- b. Intensify existing traffic congestion at an already congested nearby intersection.
- c. Degrading existing residential areas.
- d. Eroding buffer zones between higher-intensity uses and residential zones.
- e. Seriously damaging the City's small-town residential character as described in the plan vision.

2. Conflicts with the Community Character element of the plan which calls for development to preserve neighborhood identity, maintain buffers, protect public views, reduce intrusive lighting and retain vegetation. While industrial uses exist on Valley Ave, those uses directly contradict the community character sought for Edgewood. The community character harms of the proposed amendment include:

- a. Compromising the existing neighborhood's consistently residential identity
- b. Introducing intense industrial activities inconsistent with existing community character.
- c. Eliminating buffering vegetation critical to protecting the neighborhood.
- d. Introduce intrusive lighting, emissions and noise.
- e. Introducing heavy traffic on country roads poorly suited to industrial activity.

3. Rezoning to this area to industrial use would violate the Natural Environment goals of our community's plan. Industrial uses have grave environmental off-site including pollution of air and groundwater along with adverse impacts associated with traffic, and industrial activity. Of particular concern are risks to slope stability from vibrations associated with industrial activity. A comprehensive plan change like this should undergo a SEPA review. However, even a SEPA review, industrial use will certainly harm the community by introducing:

- a. Traffic impacts
- b. Noise impacts
- c. Vibration impacts
- d. Lighting impacts
- e. Stormwater and water quality impacts
- f. Risks to slope stability
- g. Cumulative neighborhood impacts

4. Rezoning this parcel to industrial use contradicts Edgewood's adopted vision which commits to "Preserving rural small-town character, family friendly neighborhoods, trees, and open spaces." It also calls for land use decisions to maintain environmental and social sustainability. Introducing industrial use into residential neighborhoods would:

- a. Destabilize the neighborhood character.
- b. Deprive families of scarce quality housing.
- c. Undermine vision of environmental sustainability

I request the city deny the Schober Comprehensive Plan Amendment and maintain the existing residential designation. The proposed industrial rezone is not consistent with the City's adopted land use designations, community character, natural environment policies or vision statement.

We appreciate your time and consideration.

Sincerely,

Jean and Kevin Mobley

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

Kakai Bojang

From: Jennifer Holmgren <jennifer.holmgren@gmail.com>
Sent: Monday, April 13, 2026 4:12 PM
To: comdev
Subject: Fwd: Better letter

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

Cliff and Jennifer Holmgren
5214 126th Ave CT E
Edgewood, WA 98372
Jennifer.Holmgren@gmail.com
4/13/2026

City of Edgewood Planning Department
comdev@edgewoodwa.gov
2224 104th Ave E
Edgewood, WA 98372

Subject: Opposition to Proposed Zoning Change for Parcels: 0420234144 and 0420234111 (5628 and 5626 Sumner Heights Dr)

Dear Planning Commission Members,

I am writing as a resident of Edgewood to respectfully oppose the proposed zoning change for the property located at **Parcels: 0420234144 and 0420234111 (5628 and 5626 Sumner Heights Dr)**. This property has long been designated as residential, and maintaining that designation is important to preserving the character, safety, and livability of our community.

There are several key concerns I ask you to carefully consider:

Increased Traffic Congestion

Our area already experiences congestion, particularly with proximity to SR-167 and surrounding commuter routes. Rezoning this property for construction or non-residential use would significantly increase vehicle volume, exacerbating traffic flow issues and raising safety concerns for residents, pedestrians, and families in a primarily residential setting.

Noise and Light Pollution

A shift away from residential zoning would introduce increased noise levels and artificial lighting that are inconsistent with the current character of the neighborhood. This would negatively impact the quality of

life for nearby residents who rely on the quieter, low-density environment that residential zoning is intended to protect.

Loss of Vegetative Buffer Along SR-167

The existing vegetation on and around this property serves as a critical natural buffer from SR-167. It helps reduce highway noise, improves air quality, and preserves the visual character of the area. Development could significantly diminish or eliminate this buffer, creating long-term environmental and aesthetic impacts for the surrounding neighborhood.

Availability of Appropriately Zoned Land

Within Pierce County and the surrounding areas, there are already parcels designated and zoned for construction and development. It is reasonable to expect that property owners verify zoning compatibility prior to purchase. Approving a rezoning request in this instance would set a concerning precedent and undermine the integrity of the City's comprehensive planning efforts.

For these reasons, I strongly urge the City of Edgewood to deny the requested zoning change and uphold the current residential designation. Doing so supports the City's commitment to thoughtful growth, protects established neighborhoods, and aligns with long-term planning goals.

Thank you for your time and careful consideration of this matter.

Sincerely,
Cliff and Jennifer Holmgren

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

Kakai Bojang

From: coateswood <coateswood@comcast.net>
Sent: Monday, April 13, 2026 2:35 PM
To: comdev

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

In terms of the city's values and goals as to future planning, let's be proactive as to the Schober rezone. Explore the possibility of buying the 2 parcels for a city park. The road building company site couldld become a wonderful woodland park; home too majestic trees, bald eagles, and red tailed hawks. Also negotiate with the owner of the adjacent 2 parcelswest to possibly enlarge the park area. New fast growing evergreens could be planted to help filters lot of the ever increasing roudm shaking, and loud noise from the vault company, the railroad, and Valley Avenue traffic.
Jim and Esther Coates

Sent from my Galaxy

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

Kakai Bojang

From: Karan Sandhu <ksandhu6@icloud.com>
Sent: Monday, March 30, 2026 10:38 AM
To: Permit
Cc: comdev
Subject: 25-001 Comp Plan West Valley Hwy E Rezone
Attachments: image0.jpeg; image1.jpeg; image2.jpeg; ATT00001.txt

*This message is from an External Sender

Dear Community Development Department,
Attached please find the signed Declaration of Posting and photographs for Project No. 25-001-COMP PLAN. Two signs have been posted on the subject property within the West Valley Highway Overlay Study Area:

1. One sign mounted on a private structure at the property's driveway entrance.
2. One sign mounted on a private fence along the West Valley Highway E.

Both signs are posted on private structures at least three feet above ground level.

Could you please review the attached photos and confirm that the sign locations and visibility are satisfactory? I want to make sure we are in full compliance with the posting requirements before the April 14 comment deadline.

Thank you for your time. Please don't hesitate to reach out if anything needs to be adjusted.

Respectfully,

Kevin S.

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

Kakai Bojang

From: KAREN DIEGO <karenlouise1@comcast.net>
Sent: Monday, April 6, 2026 3:42 PM
To: comdev; KAREN DIEGO
Subject: Schober 25-002

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

City Of Edgewood
COM DEV
10440 Dom Calata Way E
Edgewood WA 98372

Re: File #25-002-COMP PLAN: Schober Comprehensive Plan - Amendment and Rezone

COM DEV - Planning Commission
Re: 5626 & 5628 Sumner Height Dr E / Tax Parcel 04202340000, 0420234144

My name is Karen L Diego. My husband, Sheldon V. Bowlin and I own the property located at 13122 56th St E., Edgewood WA 98372. Our property also borders Sumner Heights. We are **totally against** the rezone from Residential to "Industrial" on the property listed above. The new owner, Mark Schober of M2 Industrial, Ellenburg, WA, bought and started using the property commercially about two years ago moving in equipment and vehicles. The property is zoned Residential. M2 Industrial works large projects over most of Washington State. On purchase, they had Semi's and large Flatbed trucks entering the property, dropping off and loading metal products, creating a very very loud noise level. This would happen between 10pm and 1am the majority of the week Monday through Sunday. Our home is directly across the street on Sumner Heights. We look down on the entire property. They built a new gate on the NE side, on the sharp curve, on Sumner Heights.

The commercial property adjacent to these parcels, Evergreen Septic and Concrete, in business from 1987, located in Sumner, are good neighbors, starting at 7am and closing at 5pm M to F. They make a lot of noise, sometimes, but keep the trees between the business and homes on Sumner Heights in place to cut the noise from their business. Those large well-established trees extend around the proposed Industrial Rezone area. If any are removed, it would cause destabilization of the steep slope they are growing on, adding undue pressure to the steep slopes that Sumner Heights, 56th St E, 56th St Ct E., 131 St Ave E, and 55th St E. homes are on. Sumner Heights just incurred two landslides recently, one on our property and one west of our property. This added to the lack of proper Storm Water Management in this entire area, as acknowledged years ago by Jeremy Metzler, would not make for a safe environment.

Our entire Edgewood neighborhood is residential, not located in Sumner on W Valley Parkway as Evergreen is, allowing its Industrial status. The intersection of Sumner Heights, Edgewood Dr and Evergreen's east exit is an extremely busy area all day, every day, with commute time especially backed up on Edgewood Dr and lower Sumner Heights. On a regular basis, semi trucks, missing the "NO SEMI'S" Sumner signage, to NOT make a left turn, still drive into Edgewood. Our local property values would plummet, if for just one person's request for a rezone in a total residential wooded area,

taking away our lifestyle, home values, long established wildlife and bird habitat for the entire area. How would they handle the noise, dust, traffic, our views, generated from their business? They already showed their colors by running a commercial business in a residential zone at the hours of 10PM to 1AM. **NO TO THE REZONE**

Sincerely,
Karen L Diego and Sheldon V Bowlin

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

Kakai Bojang

From: Karen L. Coates <karcoates@comcast.net>
Sent: Sunday, April 12, 2026 3:07 PM
To: comdev; City of Edgewood Mayor; Jennifer Pazaruski; Jason Ramirez; Christi Keith; Mark Creley; Jason Rasmus; Corbin Edwards; Jeff Southard
Subject: Opposition to Rezone Application File #25-002-COMP Plan: Schober Comprehensive Plan

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

Karen Coates
5623 131st AVE E
Edgewood WA 98372
253-341-3983
KarCoates@Comcast.net

April 12, 2026

To: Edgewood Planning Commission / Edgewood City Council
Attn: Department of Community and Economic Development
Re: Opposition to Rezone Application File #25-002-COMP Plan: Schober Comprehensive Plan

To the Members of the Commission and Council,

I am writing as a resident of Edgewood to formally express my strong opposition to the proposed rezoning of 5626 & 5628 Sumner Heights Dr E Tax Parcel(s) 04202341111, 0420234144 from Residential to Industrial.

I am living in the home I grew up in since 1967, which was unincorporated Sumner for decades and is now Edgewood. Our family voted for becoming part of the City of Edgewood because we were told the city's main goal would be to stay rural. I have lived in the same home in Edgewood for the majority of my life, and like many of my neighbors, our family chose this community for its quiet, residential atmosphere. In our City's 2024 Comprehensive Plan's Policy of Vision 2050, one area of vision is "Economic development policies support a **distinctive built and natural character and high quality of life** as key economic development drivers." I believe this rezone is inconsistent with that vision for the following reasons:

- **Traffic and Safety:** Our current infrastructure, specifically Sumner Heights Drive E is not designed to handle the increased volume of industrial vehicles this change would bring. This poses a direct safety risk to local pedestrians and children.

In addition, there is not adequate buffer between the proposed industrial zone and our home. Case in point, the illegal industrial use of the land that has occurred to date has caused vibration in our home that is significant enough that our guest (my sister) has been woken up by her bed shaking in the middle of the night. It was confirmed by our neighbors Evan and Mariah at 5629 Sumner Heights Dr E, who live across from the property seeking rezoning, that this is due to the industrial size trucks that are going in and out of the property late at night. They know this because they see them and they

feel the vibration in their home. The interrupted sleep caused by this vibration is very detrimental to a person's health.

Furthermore, we are having increased issues with landslides that make our properties unsafe. It is reasonable to assume this has been exacerbated by the vibration caused by the illegal industrial use of the land. Making the industrial use legal would only increase the occurrence of the vibrations, therefore increasing the negative impact to our safety, health and well-being – our “high quality of life” as stated in Vision 2050.

- **Neighborhood Character:** Introducing an industrial entity into this specific pocket of the city will create significant light pollution, noise, and a loss of privacy for the surrounding homes. Already, the owner of the property has been removing trees and increasing noise pollution. This compounds the problem already present with Sumner's industrial use of adjacent properties. This will make a bad situation much worse.
- **Property Values:** Transitions from residential to industrial use often negatively impacts the market value of adjacent single-family homes. I have been putting significant money into my home the last several years to allow my 80-year-old parents to remain living with me and to make it my forever home. These upgrades do not necessarily increase the value of the home. I will be heartbroken if I have to sell our home due to the issues created with the nearby area rezoning from residential to industrial. I would in essence lose the money I've put into upgrades and on top of that have to sell my home at a lower market value.
- **Environmental Impact:** As stated above, I have great concerns about the vibrations causing landslides as the rezone area includes a steep bank and it is adjacent to a steep bank across the street from our house, so this is an impact that goes beyond my lot and the lot my parents own next door. In addition, we see bald eagles from time to time and many times see red hawks soaring above the trees. We are concerned for the land and the habitat.

I respectfully urge the City to deny this rezone request and uphold the current residential zoning that protects the integrity of our neighborhood.

Thank you for your time and for considering the concerns of the residents who will be most affected by this decision.

Sincerely,

Karen Coates

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

Kakai Bojang

From: Kari Lee Adams <karileeadams@gmail.com>
Sent: Saturday, April 4, 2026 12:00 PM
To: comdev
Subject: Formal Opposition to Schober Comprehensive Plan Amendment and Rezone (File # 25-002-COMP PLAN)

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

Dear Planning Commission and City Council Members,

I am writing as an immediately affected neighbor and resident to express strong opposition to the proposed Schober Comprehensive Plan Amendment and Rezone (File #25-002-COMP PLAN), which seeks to convert this property from residential to industrial use. This proposal is inconsistent with multiple elements of the City of Edgewood Comprehensive Plan and undermines the long-standing expectations of residents who rely on those policies.

Edgewood's Comprehensive Plan clearly establishes a commitment to preserving a family-oriented, small-town character. The **Vision Statement** affirms the City's intent to "preserve rural, small-town character, family-friendly neighborhoods, trees, and open spaces." This proposal directly conflicts with that vision by introducing industrial use into an established residential area.

1. Land Use Element Conflicts

The Land Use Element emphasizes compatibility between adjacent uses and the importance of maintaining appropriate transitions. Policies within this element call for:

-
- **LU Policy LU-3.1** – Maintain compatibility between adjacent land uses
- **LU Policy LU-3.3** – Require appropriate transitions between differing land use intensities
- **LU Policy LU-5.2** – Protect established residential neighborhoods from encroachment of incompatible uses

Rezoning this parcel to industrial use adjacent to single-family homes fails to meet these standards. It introduces noise, lighting, emissions, vibration, and truck traffic that are incompatible with residential living, directly contradicting the City's land use policies.

2. Community Character Element Conflicts

The Community Character Element calls for development that:

-
- **CC Policy CC-1.1** – Preserve and enhance Edgewood's small-town and residential character
- **CC Policy CC-2.2** – Maintain vegetative buffers between differing land uses
- **CC Policy CC-3.1** – Minimize impacts of lighting, noise, and visual intrusion on residential areas

The existing tree canopy on this site is not incidental; it is a functional and visual buffer that supports these goals. Industrial development would likely remove this vegetation, eliminating a key protective

feature and introducing lighting, noise, and activity levels and traffic that are inconsistent with the surrounding residential neighborhood.

3. Natural Environment Element Conflicts

The Natural Environment Element prioritizes:

-
- **NE Policy NE-1.1** – Protect environmental quality and minimize impacts from development
- **NE Policy NE-2.3** – Preserve significant vegetation and wildlife habitat where feasible
- **NE Policy NE-4.1** – Reduce impacts related to stormwater, erosion, and slope instability

This site currently supports local wildlife, including hawks and eagles that rely on that vally & tree canopy for nesting and hunting. Industrial use would displace this habitat and introduce environmental impacts such as increased stormwater runoff (which we all know is already an issue for us), air pollution, vibration, and noise. In addition, given the site conditions, potential impacts to slope stability and the surrounding areas warrant serious concern and further environmental scrutiny.

4. Existing Environmental Burden and Buffer Loss

Our neighborhood already experiences significant noise from the freeway and train activity. The existing tree line functions as a natural buffer, directly supporting the intent of **CC-2.2** and **NE-2.3**. Its removal, combined with new industrial impacts, would significantly degrade residential livability.

5. Economic Stability and Property Values

The Comprehensive Plan supports stable residential communities. Introducing industrial zoning adjacent to homes undermines that stability and creates a direct risk to property values, conflicting with the intent of **LU-5.2** to protect established neighborhoods.

This proposal is not aligned with the Land Use, Community Character, or Natural Environment elements of the Comprehensive Plan, nor with the City’s stated vision. It represents a fundamental departure from the principles that guide responsible growth in Edgewood.

I respectfully urge the City to deny the Schober Comprehensive Plan Amendment and maintain the existing residential designation in order to protect the character, livability, and long-term stability of this community.

Thank you for your time and consideration.

Sincerely,
Kari L. Adams

13425 56th Street E.

Edgewood, WA 98372

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

Kakai Bojang

From: Laurie pruden <lauriep555@gmail.com>
Sent: Sunday, April 5, 2026 3:35 PM
To: comdev
Subject: Project #25-002-COMP PLAN

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

To the Edgewood City Council

I am writing to express my opposition to a change in zoning affecting Sumner Heights Drive.

I first got to know about the now named Edgewood in the early 1990's, when it was part of unincorporated Pierce County, known as Sumner Heights. After a year of commuting from Seattle we were interested in finding a home closer to work and learned about an unusual one in Sumner Heights that was about to go on the market.

Following the owner's directions to 12804 53rd St Ct E, we entered at its southern end, drove around a bit, including Sumner Heights Drive which lay below the house, taking in the lush farmland, modest homey cottages, classy mid-centuries, elegant 30s era classics. A great school district and charming town were nearby. Views of "The Mountain" abounded. Even before seeing the house, we were smitten by the location.

Over the years, walking nearly a thousand times down Sumner Heights Drive to the local coffee shop, we remained in love with the community, making some of the most important friendships of our lives.

After 25 years we made the difficult decision to move back to Seattle, closer to family, but our attachment to Edgewood remains. Now, 7 years later when we visit there, the city has grown and developed, but it still seems like home, which is how I came to learn about and feel strongly about the proposed rezoning to allow a construction-related company to set up shop on Sumner Heights Drive.

I can see no harm in people running a tax preparation or consulting business from their homes. But a large construction-related compound in the proposed location is another matter. Noise will be disruptive to nearby homes, large trucks coming and going will interfere with commuter traffic, and make more dangerous foot traffic, including for children coming and going on the Sumner School district designated bus route, a dangerous one already with no sidewalks. And finally, such a business would visually mar a main gateway to the unique gem of the community of Edgewood.

Cities like Edgewood are rare, with the ability to promote both high quality residential living and dynamic areas for businesses and consumers. The proposed business location at the foot of Sumner Heights Drive would clearly be the wrong place.

Please reject this rezoning proposal.

Sincerely,

Laurie Pruden

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

Jeffrey and Lucy Cole

12920 56th ST E

Edgewood, WA 98372

4lucyandme@gmail.com

April 12, 2026

City of Edgewood Planning Commission

2224 104th Ave E

Edgewood, WA 98372

Subject: Opposition to Rezoning of Parcels 0420234144 (5628 Sumner Heights Dr E) and 0420234111 (5626 Sumner Heights Rd E)

Dear Members of the Edgewood Planning Commission,

I am writing to formally oppose the rezoning request submitted for Parcel 0420234144 (5628 Sumner Heights Dr E) and Parcel 0420234111 (5626 Sumner Heights Rd E). After reviewing the location, surrounding land use, and potential impacts, I believe this rezoning would negatively affect neighborhood character, public safety, environmental stability, and the long-term livability of the surrounding community.

1. Incompatibility With Existing Neighborhood Character

The current zoning reflects the established residential nature of the Sumner Heights/Edgewood hillside area. Rezoning these parcels would introduce land uses that are inconsistent with the surrounding homes, lot sizes, and long-standing community expectations. Residents purchased property here with the understanding that zoning protections would remain stable and predictable.

2. Traffic, Safety, and Infrastructure Concerns

Sumner Heights Dr E and Sumner Heights Rd E are narrow hillside roads with limited capacity. They were not designed to support increased traffic volumes, construction activity, or heavier vehicle use. Rezoning that enables higher-density development or non-residential uses would strain emergency access, pedestrian and cyclist safety, on-street parking, roadway durability, and utility and stormwater systems already near capacity.

3. Environmental and Slope Stability Risks

This area includes steep slopes, mature vegetation, and sensitive drainage patterns. Any intensification of land use increases the risk of erosion, slope instability, loss of tree canopy, increased runoff affecting downhill properties, and disruption of wildlife habitat. Given the hillside conditions, rezoning that encourages more intensive development poses unnecessary environmental and geotechnical risks.

4. Lack of Demonstrated Public Benefit

Rezoning should only be approved when it provides a clear, measurable benefit to the broader Edgewood community. In this case, the proposal appears to serve the interests of a single property owner rather than the neighborhood or the city as a whole. The potential harms outweigh any speculative benefits.

5. Precedent for Future Incompatible Development

Approving this rezoning would set a precedent that could encourage additional rezoning requests in the area. This would gradually erode the residential character, stability, and predictability that current zoning is intended to protect.

For these reasons, I respectfully request that the Edgewood Planning Commission deny the rezoning request for parcels 0420234144 and 0420234111.

Thank you for your time, consideration, and commitment to responsible land-use planning.

Sincerely,

Jeffrey and Lucy Cole

Kakai Bojang

From: Mariah Goyenechea <mgoyenechea@aol.com>
Sent: Tuesday, March 31, 2026 8:38 AM
To: comdev
Subject: Re: Rezoning Plan

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

Thank you!

Mariah Goyenechea

On Mar 31, 2026, at 7:25 AM, comdev <comdev@cityofedgewood.org> wrote:

Mariah

Your messaged is received and will be added to our records.

Thank you

From: Mariah Goyenechea <mgoyenechea@aol.com>
Sent: Friday, March 27, 2026 2:23 PM
To: comdev <comdev@cityofedgewood.org>
Subject: Rezoning Plan

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

Hi,

My name is Mariah Goyenechea. I am writing this email to express my concerns with the proposed rezoning property at 5628/5626 Sumner Heights Dr. E. This rezoning does not benefit the public health, safety, or welfare of the neighbors who live on this hill. The increased truck access will bring more environmental pollution (worsen air quality for residents), increased noise pollution (usage of compression breaks), and decreased home values. Not to mention, the risks that involved with incompatible land use in established neighborhoods, which could erode the overall zoning framework.

I respectfully request the City deny the rezoning of the property at 5628/5626 Sumner Heights Dr E. I would also request to preserve zoning regulations that safeguards the integrity of the neighborhood and the residents that reside there.

This is directly adjacent from the homes that are on Sumner Heights Dr E. The noise from the trucks that occurred in the past has happened as early as 7am and 7pm. I am happy to provide documentation if needed.

Mariah Goyenechea

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Disclaimer

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Kakai Bojang

From: Mariah Goyenechea <mgoyenechea@aol.com>
Sent: Saturday, March 28, 2026 7:20 AM
To: comdev
Subject: Supplemental Materials – Public Comment on Rezoning (Sumner Heights Dr E)
Attachments: image0.jpeg; image1.jpeg; image2.png; Video.mov; ATT00001.txt

*This message is from an External Sender

Dear City of Edgewood,

I am following up on a previous email I had sent with photo and video documentation that demonstrates the concerns that arise from rezoning 5628/5626 Sumner Heights Dr E.

The attached photos and video show semi-truck and heavy equipment activity adjacent to a residential home. These photos and video were taken at different dates and times. These pictures highlight the concerns with noise, safety, and compatibility with the neighborhood.

While minimal set backs may be considered they are not sufficient to mitigate reality of the real-world impacts such as truck noise, vibrations, diesel emissions, and safety risks.

The materials provided further demonstrate the impacts industrial type activity and that it could intensify if zoning is approved. I respectfully request these photos and video become part of the official record and are part of the evaluation.

Photo 1: Semi truck transporting heavy materials in front of residential home.

Photo 2: Multiple semi trucks during evening hours.

Photo 3: Semi truck adjacent from home, driveway, and parked car in driveway.

Video 1: Taken at 7am on a Saturday. Demonstrates the noise pollution and activity adjacent from homeowners yard.

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

Kakai Bojang

From: Melissa Schiemer <majksreign@gmail.com>
Sent: Tuesday, April 14, 2026 12:28 PM
To: comdev
Subject: Public Comment: REF122546 - 25-002-COMP PLAN

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

To Whom it May Concern:

In general I am not a proponent of rezoning the property located at 5628 SHD on parcel number 0420234144 from residential to industrial.

Some specific concerns include, but are not limited to:

*** Additional traffic congestion**

This is a broad concern regarding: the current driveway access point, the overall impact on larger vehicles traversing Sumner Heights Drive, and the congestion near two challenging intersections - the convergence of SHD and Edgewood Dr and the stoplight/Railroad Crossing. Each intersection is uniquely affected by commuter congestion, traffic issues on 167/West Valley, and ultimately trains. Back ups at Cannery Way and Main/Fryer/Traffic Ave ('No Turn on Red') have frequently rippled up and around the base of 'North Hill'.

*** Noise/Light Pollution**

With Industrial zoning residents can expect additional unmuffled sounds from vehicles/equipment, etc. In conjunction, it would be assumed that property/vehicle lights will be in use. These additional 'pollutants' may be seen/heard beyond the general vicinity, detracting from the current 'neighborhood' feel.

*** Deterioration of the Vegetative Buffer**

Along with the aforementioned light/sound, the buffer of trees and vegetation in that area is impactful. Not only does it filter light/sound but mitigates water/rainfall.

Thank you for your time,
Melissa Schiemer

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

Kakai Bojang

From: pastorjuliewyatt@comcast.net
Sent: Tuesday, April 14, 2026 1:12 PM
To: comdev
Subject: Comp Plan and Rezone Request

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

Re: Project Number: 25-002-Comp Plan
5626 Sumner Heights Dr. E. Edgewood

Dear planning commission,

We have resided on Sumner Heights Drive since 2002. Our neighborhood is a diverse community of people, houses, incomes and lifestyles, but we all enjoy Sumner Heights Drive. From the bottom of the hill at the proposed re-zone address is a lovely piece of residential farmland with a large green pasture, trees, and fruit trees. Over the years this property was used to pasture horses, goats, and chickens. The water drain-off from the hill above flows under Sumner Heights Drive and forms a small creek into the pasture. A large number of residents who either live on Sumner Heights Dr or adjoining streets walk regularly. It is a lovely, peaceful, wooded street. The residents of our neighborhood, including me, often pick up trash along the side of the road, discarded by vagrants or non-caring drivers. We are invested in keeping our neighborhood clean and pleasant. Additionally, the people who live on Sumner Heights Drive and surrounding neighborhoods are paying very high property taxes. Allowing an industrial re-zone will lower the value of our homes.

In recent years, at the loss of this piece of property (5626) by the original homeowner, new owners took over the property, and the residents of our neighborhood had to watch as the new commercial property owner turned a once serene property into a junky storage lot of building supplies and large vehicles and bulldozed all the landscaping.

It now appears there are potential new owners who want to make this property even worse.

This is the APPROACH to our homes. We drive on this route every day. We walk Sumner Heights Drive, we ride bikes, take our kids on walks, have family and friends gather at our homes. It is of Utmost importance to all who live in this neighborhood to preserve this piece of land as residential.

The residents of this neighborhood REJECT this proposal to rezone 5626 to an industrial zone. Please protect our neighborhood from a hideous industrialized renovation of this land.

Allowing this re-zoning does not align with the core values of the City of Edgewood.

'Edgewood WA, emphasizes a community-focused environment centered on safety, environmental stewardship, and inclusivity. Key values include protecting trees and open space, providing family-friendly services, and fostering a diverse, equitable community.'

Thank you for your consideration to protect our neighborhood and to honor the core values of Edgewood and its residents.

Sincerely,
A passionate neighbor from Sumner Heights Drive East

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

Kakai Bojang

From: Paul Vanderhoof <pfvanderhoof@yahoo.com>
Sent: Sunday, April 12, 2026 12:15 PM
To: comdev
Subject: Re. rezoning

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

Please consider this an objection to rezoning near our neighborhood on Edgewood Drive and Sumner Heights. We are already tired of all the container truck traffic going though surface streets to get to warehouses. It is loud, dangerous, and annoying especially when trying to drive through. Please don't allow this rezoning.
Paul Vanderhoof and Pam Cook

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

Kakai Bojang

From: Phil Harris <phil.mvpyouth@gmail.com>
Sent: Saturday, April 4, 2026 6:31 PM
To: comdev
Subject: Comments: Project 25-002-Comp Plan

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

Dear Mayor, Planning Commission and City Council Members,

Subject: Comp Plan and Rezone Request
Project number: 25-002-Comp Plan
Parcel: 0420234144, 0420234111

I am writing as a deeply concerned homeowner/neighbor, taxpayer, father of three children, and active member of this community to strongly oppose the proposed conversion of a residential property into a commercial use within our neighborhood. This decision carries weight far beyond a single parcel. It establishes precedent. Once residential zoning is compromised, it becomes increasingly difficult to deny similar requests in the future. What is presented today as a one-off exception becomes the foundation for continued encroachment. This is not speculation, it is the predictable progression of land use decisions that lose alignment with long standing planning principles. The consequence is gradual but irreversible erosion of the very character that defines Edgewood.

The City of Edgewood has been clear in its identity. It is a place intentionally designed to preserve a small town, family centered environment. Residents choose to live here because of that commitment. Allowing commercial activity to penetrate established residential areas directly conflicts with that ethos and signals a shift away from the values that have guided thoughtful growth. My home is 100 years old. Not once has a neighboring parcel been granted commercial zoning status during the lifetime of my home; this city Council holds both the burden and responsibility to ensure status quo is not disrupted.

From an environmental standpoint, this conversion introduces risks that extend well beyond the property line. Increased impervious surfaces, higher traffic volumes, and potential emissions place additional strain on an already sensitive ecosystem. Existing vegetation and tree canopy serve as natural buffers for noise, air quality, and stormwater management. Their removal or degradation weakens those protections and accelerates runoff, erosion, and habitat disruption. Wildlife that currently depends on this corridor will be displaced, and once lost, these environmental assets are not easily restored.

Socioeconomically, the long term implications are equally concerning. Residential stability is built on predictability and trust in zoning protections. Introducing commercial use into a neighborhood environment disrupts that stability and creates downward pressure on property values. Families who have invested their resources and futures into this community should not bear the financial consequences of a decision that alters the foundational character of their neighborhood.

Safety must also be addressed with clarity. Commercial activity brings increased traffic, delivery vehicles, unfamiliar visitors, and extended hours of operation. These are not compatible with residential streets designed for low volume, predictable use. Children walking, biking, and playing in these

neighborhoods are placed at greater risk when traffic patterns shift from local to commercial. This is a preventable outcome, not an unavoidable one.

Perhaps most important is the broader principle at stake. Zoning exists to provide clarity, consistency, and protection. When those boundaries are blurred, confidence in the system erodes. Residents begin to question whether the standards they rely on will continue to hold. That uncertainty alone has lasting consequences for community cohesion and trust in local governance.

This proposal does not align with the spirit or intent of Edgewood's planning framework. It undermines environmental stewardship, threatens neighborhood safety, destabilizes property values, and sets a precedent that will be difficult to contain once established.

I urge you to take a firm and disciplined position by denying this proposal and maintaining the existing residential designation. In doing so, you preserve not only a neighborhood, but the integrity of the City's long term vision.

Thank you for your time and consideration.

Sincerely,

Phil Harris

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

Kakai Bojang

From: Phil Harris <phil.mvpyouth@gmail.com>
Sent: Saturday, April 4, 2026 6:21 PM
To: comdev; City Council; City of Edgewood Mayor; bflint@cityofedgewood.org; jmartin@cityofedgewood.org; cthomas@cityofedgewood.org; rschmidt@cityofedgewood.org; jhines@cityofedgewood.org; mrose@cityofedgewood.org
Subject: Comments: Project 25-002-Comp Plan

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

Dear Mayor, Planning Commission and City Council Members,

Subject: Comp Plan and Rezone Request

Project number: 25-002-Comp Plan

Parcel: 0420234144, 0420234111

I am writing as a deeply concerned homeowner/neighbor, taxpayer, father of three children, and active member of this community to strongly oppose the proposed conversion of a residential property into a commercial use within our neighborhood.

This decision carries weight far beyond a single parcel. It establishes precedent. Once residential zoning is compromised, it becomes increasingly difficult to deny similar requests in the future. What is presented today as a one-off exception becomes the foundation for continued encroachment. This is not speculation, it is the predictable progression of land use decisions that lose alignment with long standing planning principles. The consequence is gradual but irreversible erosion of the very character that defines Edgewood.

The City of Edgewood has been clear in its identity. It is a place intentionally designed to preserve a small town, family centered environment. Residents choose to live here because of that commitment. Allowing commercial activity to penetrate established residential areas directly conflicts with that ethos and signals a shift away from the values that have guided thoughtful growth. My home is 100 years old. Not once has a neighboring parcel been granted commercial zoning status during the lifetime of my home; this city Council holds both the burden and responsibility to ensure status quo is not disrupted.

From an environmental standpoint, this conversion introduces risks that extend well beyond the property line. Increased impervious surfaces, higher traffic volumes, and potential emissions place additional strain on an already sensitive ecosystem. Existing vegetation and tree canopy serve as natural buffers for noise, air quality, and stormwater management. Their removal or degradation weakens those protections and accelerates runoff, erosion, and habitat disruption. Wildlife that currently depends on this corridor will be displaced, and once lost, these environmental assets are not easily restored.

Socioeconomically, the long term implications are equally concerning. Residential stability is built on predictability and trust in zoning protections. Introducing commercial use into a neighborhood environment disrupts that stability and creates downward pressure on property values. Families who

have invested their resources and futures into this community should not bear the financial consequences of a decision that alters the foundational character of their neighborhood.

Safety must also be addressed with clarity. Commercial activity brings increased traffic, delivery vehicles, unfamiliar visitors, and extended hours of operation. These are not compatible with residential streets designed for low volume, predictable use. Children walking, biking, and playing in these neighborhoods are placed at greater risk when traffic patterns shift from local to commercial. This is a preventable outcome, not an unavoidable one.

Perhaps most important is the broader principle at stake. Zoning exists to provide clarity, consistency, and protection. When those boundaries are blurred, confidence in the system erodes. Residents begin to question whether the standards they rely on will continue to hold. That uncertainty alone has lasting consequences for community cohesion and trust in local governance.

This proposal does not align with the spirit or intent of Edgewood's planning framework. It undermines environmental stewardship, threatens neighborhood safety, destabilizes property values, and sets a precedent that will be difficult to contain once established.

I urge you to take a firm and disciplined position by denying this proposal and maintaining the existing residential designation. In doing so, you preserve not only a neighborhood, but the integrity of the City's long term vision.

Thank you for your time and consideration.

Sincerely,

Phil Harris

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

Kakai Bojang

From: comdev
Sent: Friday, April 10, 2026 9:34 AM
To: Sonihal Singh
Subject: RE: Rezone Comments

Good Morning,

Thank you for your comments for the record. You have been added as a Party of Record and will be informed of any public hearing and decisions.

Thank you,
Josh



Josh Kubitza, AICP | Planning Manager

10440 Dom Calata Way E, Edgewood, WA 98372

Direct: 253-392-2558 | **City Hall:** 253-952-3299

<http://cityofedgewood.org>

Office Hours: Monday through Thursday, 7:00 am to 3:30 pm.

Remote on Fridays.

NOTICE OF PUBLIC DISCLOSURE: This e-mail is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Sonihal Singh <sonihalsingh25@gmail.com>
Sent: Wednesday, April 8, 2026 9:33 PM
To: comdev <comdev@cityofedgewood.org>
Subject: Rezone Comments

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

The properties in the West Valley Highway Study Area are suitable for industrial development as-is, without need for variances. The parcels are large, flat, and have direct frontage on a major arterial corridor with proximity to SR-167 and freight infrastructure. The physical characteristics of this land — large lot sizes, arterial access, valley floor topography — are ideally suited for industrial use, not residential.

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

Kakai Bojang

From: Teddy Otero <TeddyO@sabey.com>
Sent: Tuesday, March 31, 2026 10:32 PM
To: comdev
Subject: Opposition to File #25-002 – Comprehensive Plan Amendment and Rezone

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

To whom it may concern,

We live directly adjacent to the parcel included in File #25-002 (Schober Comprehensive Plan Amendment and Rezone), and we want to clearly state that we oppose the proposed change from residential to industrial.

This is not a small adjustment. It would fundamentally change the character of our neighborhood. This area is fully residential and actively lived in throughout the day. Between families and retirees, people are home all day, not just mornings and evenings. Industrial traffic, noise, and operations would happen at the same time as everyday life.

A few specific concerns:

- Traffic and safety: Industrial use will bring truck traffic onto roads that were never designed for it. Kids are outside, people are walking, and this significantly alters that dynamic.
- Noise and operations: Industrial activity would occur throughout the day when people are home, so noise and operations would not be occasional. They would be constant and directly felt by neighboring homes. There is already industrial use further out, and even at that distance, buffered by trees, it is frequently noticeable. This proposal removes that buffer and brings those impacts directly next to homes.
- No real transition or buffer: This puts industrial use directly next to residential properties without meaningful separation. That is a clear mismatch.
- Property values and long-term impact: This kind of adjacency affects how people view and invest in their homes. It has real long-term consequences.

There is also a broader concern here. Edgewood has historically maintained a low-density, residential character with clear separation between uses. Introducing industrial zoning into an established neighborhood breaks that pattern and opens the door for further encroachment over time.

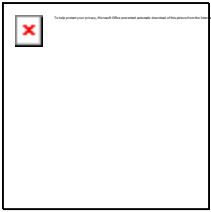
At a minimum, this would require serious buffering and traffic mitigation to even be considered. In its current form, we strongly oppose the proposal.

Please include this comment in the official record.

Sincerely,

Teddy & Jenny Otero

13208 56th St E, Edgewood, WA 98372



Teddy Otero

[Book a meeting with me](#)

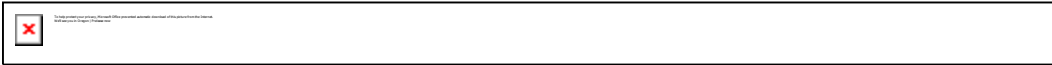
Director of Marketing and Communications



O 206-277-5202

M 719-229-4177

E teddyo@sabey.com



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State Environmental Policy Act (SEPA)

Mitigated Determination of Nonsignificance (MDNS)

City of Edgewood ■ 10440 Dom Calata Way E, Edgewood, Washington 98372 ■ 253-952-3299

Date of Issuance: June 28, 2026

File: 25-002-COMP PLAN

Project Name Schober Comprehensive Plan Amendment and Rezone

Lead Agency: City of Edgewood, Community Development

Agency Contact: Josh Kubitz, AICP, Planning Manager | 253-392-2558 | comdev@edgewoodwa.gov

Project Dates: Application Submitted: 12/29/2025
Deemed Complete: 12/30/2025
SEPA Issuance: 06/28/2026
Comments Due: 07/13/2026

Proponent: Larson & Associates C/O Grant Middleton
9027 Pacific Avenue, Suite 4
(252) 474-3404 | gmiddleton@rllarson.com

Original Location: Address(es): 5626 and 5628 Sumner Heights Dr E, Edgewood, WA
Tax Parcel(s): 0420234144 & 0420234111
S/T/R: NE ¼ of the SE ¼ of Section 23, Township 20N, Range 4E.

Proposal Description: The proposal is to change the Comprehensive Plan land use designation and zoning of Tax Parcels 0420234144 and 0420234111 from Mixed Residential-1 (MR-1) to Industrial (I). The City of Edgewood is reviewing this request under the 2026 annual Comprehensive Plan amendment cycle (Docket Item 25-002-COMP PLAN).

After reviewing public comments, city staff determined that an alternative may be warranted to limit the types of allowed industrial land uses. Additionally, the applicant has proposed industrial land use table alterations and an 8-foot solid wall barrier for noise and aesthetic screening. As such, the docket item includes the following alternatives:

- **Alternative 1:** Change the Comprehensive Plan land use designation and zoning of Tax Parcels 0420234144 and 0420234111 from Mixed Residential-1 (MR-1) to Industrial (I).
- **Alternative 2:** Change the Comprehensive Plan land use designation and zoning of Tax Parcels 0420234144 and 0420234111 from Mixed Residential-1 (MR-1) to Industrial (I) and apply a new Limited Industrial (LI) Overlay.

Documents: All supporting documents are available on the City of Edgewood Public Permit Portal at portal.edgewoodwa.gov or by request from the Community Development Department via email (comdev@edgewoodwa.gov) or phone (253-952-3299).

Page 1 of 4

	The LI Overlay builds on the applicant's proposed industrial land use table alterations and incorporates necessary performance standards to ensure better neighborhood compatibility.
Requirement for SEPA Review:	The proposal is a non-project action. Therefore, the proposal is not exempt and requires a SEPA determination.
Environmental Documents:	This threshold determination and associated environmental findings are based on review of the following documents submitted by the applicant and official responses from the city in regard to the underlying permit(s). These documents are incorporated by reference, in accordance with WAC 197-11-635: 1. Planning and Land Use Application 2. SEPA Checklist 3. Trip Generation Assessment 4. Geotechnical Report 5. Comprehensive Plan Amendment Rational (Applicants Response) 6. Proposed Land Use Designation Map 7. Existing Site Layout 8. Potential Landscaping & Sound Barrier Plan 9. Sound Barrier Information - American Precast Concrete 10. Applicant Proposed Industrial Use Table Adjustments 11. City Alternative - Draft EMC 18.80.105 Limited Industrial Overlay
Known Permits/Approvals (Additional Permits May Be Required):	Comprehensive Plan Map Amendment and Rezone. All future developments will require critical area review, design review, building permit, site development, Washington State Department of Ecology (Ecology) National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit; Mountain View-Edgewood Water Company Water Connection Permit; Tacoma-Pierce County Health Department (TPCHD) Septic Approvals.
SEPA Determination:	The lead agency has determined that this proposal will not have a probable significant adverse impact upon the environment and has been conditioned to include necessary mitigation measures to compensate for probable significant impacts. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). This decision was made after review of a completed Environmental Checklist and other information on file with the city. This MDNS is issued under WAC 197-11-340 and EMC 20.05.150, based on the findings and conclusions noted herein. Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable City codes, ordinances, plans, and policies.
Mitigation Measures:	The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment if the following mitigation measures are followed: 1. Access to tax parcels 0420234144 & 0420234111 from Sumner Heights Drive shall be limited to the existing access easement along the southern property boundary of Tax Parcel 0420234144. All other access points shall be removed unless otherwise approved by the Director.

2. Future industrial development proposed within 500 feet of residentially zoned properties shall submit a project-specific Community Noise Impact Assessment demonstrating compliance with Edgewood Municipal Code (EMC) Chapter 8.20. This assessment shall evaluate stationary equipment, outdoor loading dock operations, and material handling areas. Additional conditions, such as noise reduction walls, landscape buffers, and building orientation may be applied during project-level design review to mitigate noise and visual impacts on adjacent residential properties.
3. Type IV, 15-foot Solid Barrier landscaping buffer is required for industrial land uses and shall be placed along Summer Heights Drive E.
4. Future non-residential development shall improve Summer Heights Drive E to current commercial standards between the southern access driveway and the City of Edgewood boundary (under the SR 167 overpass) or demonstrate existing compliance with city standards to the satisfaction of the Public Works Director.
5. All future construction activities shall implement temporary noise and dust control measures to minimize impacts on adjacent residential properties. These measures shall include, but are not limited to:
 - Limiting construction hours to the City's allowable work hours.
 - Employing dust suppression methods, such as water spraying and soil stabilization.
 - Utilizing noise-reducing equipment and techniques where feasible
 - Installing temporary barriers or screening to reduce dust and noise dispersion.
 - A Construction Mitigation Plan detailing these measures shall be submitted to the City prior to issuance of grading or building permits to the satisfaction of the Public Works Director.
6. Prior to issuance of building permits or change to commercial or industrial land uses, the applicant shall submit a Design Review application to the City for administrative review and approval. The Design Review shall ensure coordinated development of access, stormwater management, landscaping, building orientation, and buffering measures to mitigate potential impacts to adjacent residential areas. The City may impose additional conditions at the Design Review stage to address site-specific impacts.

SEPA Responsible
Official:



Signature

6/28/2026

Date

Jeremy Metzler P.E., Community Development Director
10440 Dom Calata Way E | Edgewood, WA 98372
jeremy@edgewoodwa.gov | Ph: (253) 831-4266

Public Comments:

The public is invited to comment on this MDNS. Written comments on the threshold determination must be received by **July 13, 2026** via email, mail, or in-person via comdev@edgewoodwa.gov or City of Edgewood, 10440 Dom Calata Way E, Edgewood, WA 98372.

Appeal Period:	This SEPA threshold determination may be administratively appealed to the City of Edgewood pursuant to EMC 20.05.250, Appeals. Any appeal must be filed within 14 days from the date the determination becomes final, or by 5:00 PM on July 28, 2025 (EMC 20.05.250(F)(2)). Prior to submittal of the appeal and associated fee, please consult EMC 20.05.250(J) regarding the information required to submit a SEPA appeal. Be prepared to make specific factual reasons, rationale, and/or basis for the appeal. Appeals may be submitted to by mail or in person to City of Edgewood, 10440 Dom Calata Way E, Edgewood, WA 98372.
Public Hearing	A public hearing is not required action of this SEPA determination but is required for the Comprehensive Plan Map Amendment and Rezone application associated within this SEPA determination. The Planning Commission Public Hearing is scheduled for July 13, 2026 at 6:00 PM at City of Edgewood City Hall, 10440 Dom Calata Way E, Edgewood, WA 98372 or join remote via Zoom at zoom.us/join using Meeting ID: 970 6596 9184
Accessibility:	For assistive technology (such as a Braille reader, a screen reader, or TTY) users: if the format of any material on this document or the City's website interferes with the ability to access information, please contact us. Please provide a description of the issue, the preferred format in which to receive the material, the web address of the requested material, and contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Josh Kubitza

From: Phil Harris <phil.mvpyouth@gmail.com>
Sent: Friday, June 26, 2026 5:07 PM
To: comdev
Subject: Formal Opposition: Schober Comprehensive Plan Amendment

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

To the City of Edgewood Planning Commission and City Council,

I am writing to strongly oppose the proposed Comprehensive Plan Amendment and Rezone for 5626 and 5628 Sumner Heights Drive East, which seeks to convert land currently designated MR-1 Residential to Industrial.

This proposal is fundamentally incompatible with the established residential character of Sumner Heights Drive and would have significant adverse impacts on wildlife habitat, neighboring property values, environmental quality, and residents' quiet enjoyment of their homes.

Of particular concern is the environmental checklist's repeated reliance on statements indicating impacts will be evaluated or mitigated at some unspecified future date during development permit review. The application repeatedly states that potential impacts associated with noise, lighting, vegetation removal, buffering, hazardous materials, and wildlife preservation will be "determined at the time of development permit application." Residents are being asked to support a permanent rezoning today without meaningful information regarding what industrial activity may ultimately occur tomorrow.

Wildlife Concerns

The applicant states that no threatened or endangered species are known to occur on the site, yet residents have firsthand observations demonstrating otherwise. Bald eagles, hawks, and a crane regularly utilize this area for feeding, perching, and movement. The site is acknowledged by the applicant as being within the Pacific Flyway. Mature trees, vegetative cover, and open space provide valuable habitat that cannot simply be recreated through future landscaping requirements.

In addition, the proposal dismisses impacts to wildlife by suggesting future buffers and tree retention may be established later. Existing habitat cannot be adequately protected when preservation measures are deferred until after rezoning approval.

Noise Impacts

The application repeatedly minimizes future noise impacts by stating they will comply with city regulations and be evaluated at the permit stage. Industrial activities inherently introduce truck traffic, loading operations, equipment use, backup alarms, outdoor storage, and employee vehicle trips that differ substantially from residential uses.

Residents should not be expected to accept vague assurances that noise impacts will be addressed later. The burden should be on the applicant to demonstrate compatibility before any land use designation is changed.

Light Pollution

The proposal similarly states that lighting impacts will be reviewed in the future. Industrial properties frequently require security lighting, parking lot illumination, and nighttime operations. Artificial lighting adversely affects nocturnal wildlife, disrupts migratory bird behavior, and diminishes the rural residential character enjoyed by existing homeowners.

Property Values

Rezoning residential land to industrial use directly adjacent to established neighborhoods raises serious concerns regarding property values. Numerous studies and market trends indicate that proximity to industrial activities, truck traffic, noise, outdoor storage, and increased lighting can negatively influence residential desirability and marketability.

Homeowners have invested substantial resources into properties purchased with the reasonable expectation that surrounding land would remain consistent with the Comprehensive Plan and existing residential zoning.

Traffic and Safety

Although the applicant cites a trip generation assessment for a contractor yard, the specific end use remains unknown. Rezoning to industrial creates opportunities for a broad range of future activities beyond what is currently described. Truck traffic, employee parking, deliveries, and equipment movement will inevitably increase demands on local roads and may create safety concerns for residents, pedestrians, and school-aged children.

Slope Stability and Environmental Concerns

The site contains slopes identified as ranging from 20 to 40 percent. The proposal leaves future grading, erosion control, and stormwater mitigation largely unresolved. Alteration of vegetated slopes has the potential to increase erosion, sedimentation, and runoff issues affecting neighboring properties.

Premature Approval

The central flaw in this application is that it seeks approval of a permanent Comprehensive Plan amendment and industrial rezone while reserving nearly every meaningful environmental analysis for a future permit process. Residents are effectively being asked to approve an unknown industrial use based on promises that impacts may be studied later.

Land use decisions should be based on demonstrated compatibility with surrounding neighborhoods, not assumptions regarding future mitigation measures.

For these reasons, I respectfully urge the Planning Commission and City Council to deny the requested Comprehensive Plan Amendment and Rezone and preserve the residential character, environmental integrity, wildlife habitat, and property values of the Sumner Heights neighborhood.

Sincerely,

Philip Harris

13112 56th Street East
Edgewood, Washington

Sincerely,

Phil Harris

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

Thriving Together Counseling,
PLLC



Blanca Yvette Valadez 100 N Howard St
Suite W Spokane , WA 99201 (509)
217-9583
blancavaladez@mindfultherapygroup.com

July 6, 2026

To Whom It May Concern:

Mariah Goyenechea is my patient and has been under my care since January 22, 2026. I am intimately familiar with their history and with their functional limitations imposed by their mental health-related disabilities. Due to this disability, Ms. Goyenechea has certain limitations regarding stress/coping/social impairments and anxiety. I wanted to reach out to provide insight on the impact that one of the city's proposals (Proposal 25-002 Comp Plan) has impacted one for your residents and I am sure many residents in the City of Edgewood. During the time that her neighbors were utilizing their property for commercial purposes; the client was experiencing significant anxiety that impacted her sleep, work and relationships. The proposal has left Ms. Goyenechea living in great emotional distress and in fear that she will confront the former issues that she endured.

Should you require further information, please contact me. I can be reached directly at the contact details listed above.

Sincerely,

Thriving Together Counseling

Blanca Yvette Valadez MSW, LSWAIC

Washington State Department of Health LIC # SC 61421000



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, June 8, 2026 – 6:00 PM ♦ City Hall –10440 Dom Calata Way E ♦ Edgewood, WA

1 CALL TO ORDER

Chair Overfield called the meeting to order at 6:00pm and led attendees in the Pledge of Allegiance. **Present:** Joann Overfield, Carly Guillory, Andrew Hardesty, Nick Frantsevich, Leyla Church, Carly Lenoir **Excused:** Tom Greene

2 PRESENTATION

a. Climate Planning - Measure Meant

Representatives with Measure Meant reviewed completed Phase 1 work, including the Climate Impact Report, equity analysis, and policy audit, and discussed ongoing work on the Climate Risk and Vulnerability Assessment. The presentation also covered community engagement efforts, project timelines, and development of future climate-related goals and policies for incorporation into the Comprehensive Plan.

3 CONSENT AGENDA:

a. Review Planning Commission meeting minutes from May 11, 2026

Motion: As read **Action:** Approved **Moved by:** Commissioner Lenoir **Seconded by:** Commissioner Church **Motion Passed**

4 CITIZEN COMMENT PERIOD

Noosha Tashakor spoke.

5 ACTION ITEMS

a. Electric Alarms Systems, Fencing and Retaining Wall Code Amendments

No action was taken. Staff reported the item would be continued to a future meeting due to incorrect documents being included in the packet.

b. Home Businesses and Licensing

Motion: As read **Action:** Approved **Moved by:** Commissioner Lenoir **Seconded by:** Commissioner Guillory **Motion Passed**

6 DISCUSSION ITEMS

a. 25-002-COMP PLAN – 5628 Sumner Hts Dr E Rezone Request

Staff introduced a proposal to redesignate two properties on Sumner Heights Drive from Mixed Residential (MR-1) to Industrial. Public comments received focused on concerns regarding noise, traffic, lighting, air quality, compatibility with surrounding residential uses, and property values. Staff discussed potential mitigation measures and an industrial overlay to limit allowable industrial uses and reduce impacts on nearby residences.

b. 25-001-COMP PLAN – West Valley Hwy Area Rezone Request

Staff reviewed a proposal to redesignate portions of the West Valley Highway area from residential/commercial to industrial, consistent with recommendations from the West Valley Land Use Study. Discussion focused on compatibility with existing industrial development, prior agency comments, mitigation measures, and the potential use of an industrial overlay to further restrict certain industrial uses, particularly large

warehouses.

c. Concurrency Code Updates

Staff presented proposed updates to the City's concurrency regulations, which had not been updated since 2017. Revisions include clarifying level-of-service standards, updating trip thresholds, and reducing the frequency of required reporting. Staff indicated a public hearing is anticipated in July.

d. Multifamily Tax Exemptions

Staff continued discussion of a proposed MFTE program to encourage affordable housing development. The Commission reviewed eligibility requirements, exemption options, affordability requirements, development standards, and potential incentives. Staff indicated additional review and a future public hearing are planned.

7 STAFF UPDATES/BOARD MEMBER COMMENTS

There were no comments.

8 ADJOURN

Chair Overfield adjourned the meeting at 7:18pm.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 13, 2026

Title: Electric Alarms Systems, Fencing and Retaining Wall Code Amendments

Attachments: Attachment A – DRAFT Recommendation to City Council
Attachment B – DRAFT EMC Title 18 Redlines

Submitted By: Josh Kubitza, AICP – Planning Manager

Background Information:

This topic has been discussed with the Planning Commission (PC) for the last few meetings, and links to prior meeting materials are provided here for reference:

- January 12, 2026 – [Meeting Materials](#) and [Recording](#)
- February 9, 2026 – [Meeting Materials](#) and [Recording](#)
- March 9, 2026 – [Meeting Materials](#) and [Recording](#)
- April 13, 2026 – [Meeting Materials](#) and [Recording](#)
- May 11, 2026 – [Meeting Materials](#) and [Recording](#)

Edgewood Municipal Code (EMC) 18.90.060 contains regulations regarding fences, “artificially constructed barriers”, and retaining walls. Pursuant to prior conversations with the PC, staff recommends amending EMC Title 18 to clarify existing definitions, add new definitions in alignment with recent state law changes, cleanup other outdated language, update fence height restrictions within building setback areas along arterial and collector streets, and update retaining wall height and setback regulations.

Tentative Schedule:

January 12, 2026 – Planning Commission Introduction (COMPLETE)

February 9, 2026 – Planning Commission Discussion (COMPLETE)

March 9, 2026 – Planning Commission Discussion (COMPLETE)

April 13, 2026 – Planning Commission Discussion (COMPLETE)

April 24, 2026 – SEPA Issuance and Comment Period (COMPLETE)

May 11, 2026 – Planning Commission Public Hearing (COMPLETE)

July 13, 2026 – Planning Commission Recommendation

July 21, 2026 – City Council Study Session Introduction

July 28, 2026 – City Council Regular Meeting Public Hearing (*required for Electric Alarms Systems*)

August 11, 2026 – City Council Regular Meeting and Potential Action

Current Discussion:

Following the May public hearing and discussion, where no comments were provided, and staff have finalized the attached draft amendments for final review and consideration by the Planning Commission. However, staff have made the following changes (see *italicized* text) that staff are recommending in the attached code amendments:

EMC 18.90.060.C. Fences and free-standing walls performance standards.

.....

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

- a. Front Setback. Features shall not exceed 4 feet in height within the required front yard setback, except when lots fronting on arterial or collector roads where the maximum height shall be 6 feet if located behind 5-feet of pedestrian oriented landscaping maintained by the property owner.
- b. Interior/Rear Setback. Features not exceeding 6 feet in height may be located anywhere on the lot outside of the required front yard.
- c. *Decorative Feature. A trellis up to two additional feet or an arbor up to three additional feet in height may be added to a fence as a decorative element but shall be more than 50 percent transparent and not encroach onto adjacent properties or impact driveway sight distance.*

Staff are recommending that this decorative feature language be added to allow residents the ability to add decorative features on top of fences and gates. The typical requests are for trellis on the fence and/or an arbor over the gate. Since these features are decorative in nature and have a certain amount of transparency, the likely impact to neighboring properties or public right-of-way will be positive in nature. The following images are various examples of what this may look like:





Legal review will occur prior to City Council public hearing and minor updates may be required at that time.

Analysis:

Per EMC 18.60.020, the Planning Commission has the authority to review and make recommendations on proposed amendments to city regulations concerning land use and development. Staff have reviewed the criteria under EMC 18.60.220(A) and offers the following analysis:

1. Whether the proposed amendment(s) conform to the Growth Management Act (Chapter [36.70A](#) RCW). **Response: The proposed amendments conform with the Growth Management Act requirements for electric alarms systems, fencing and retaining walls.**
2. Whether the proposed amendment(s) are consistent with and implement the city's comprehensive plan, including the goals, policies and implementation strategies of the various elements of the plan. **Response: The proposed amendments are consistent with and implement the city's comprehensive plan goals and policies.**
3. Whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan. **Response: The proposed amendments address existing gaps and deficiencies, addresses changes in state law, simplifies and clarifies existing regulations, and is consistent with the 2024 Comprehensive Plan's Goals and Policies.**
4. Whether the assumptions upon which the city's comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the city's comprehensive plan. **Response: The proposed amendments address existing gaps and deficiencies, simplifying and clarifying existing regulations, consistent with the 2024 Comprehensive Plan's Goals and Policies.**

5. Whether the proposed amendment(s) reflects current, widely held values of the residents of the city. **Response: The proposed amendments reflect the current and widely held values of the residents of the city.**

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 proposed draft amendments to EMC Title 18 regarding electric alarms systems, fencing and retaining wall regulations. A draft recommendation has been prepared by staff, attached herein for consideration.



CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION

The Planning Commission voted X-X to recommend that the City Council adopt the proposed draft amendments to EMC Title 18 regarding electric alarms systems, fencing and retaining wall regulations, as attached hereto.

RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 13TH DAY OF JULY 2026.

Planning Commission Chair

Attest by:

Chapter 18.20 DEFINITIONS

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.

"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.

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.~~

Chapter 18.90
DEVELOPMENT STANDARDS – CITYWIDE APPLICABILITY

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

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

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

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

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

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

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

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

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

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

C. Fences and free-standing walls performance standards.

1. Measurement.

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

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

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

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

a. Front Setback. Features shall not exceed 4 feet in height within the required front yard setback, except when lots fronting on arterial or collector roads where the maximum height shall be 6 feet if located behind 5-feet of pedestrian oriented landscaping maintained by the property owner.

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

c. Decorative Feature. A trellis up to two additional feet or an arbor up to three additional feet in height may be added to a fence as a decorative element but shall be more than 50 transparent and not encroach onto adjacent properties or impact driveway sight distance.

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~~Red~~ = Removed

Blue = Inserted

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

4. All Other Zoning District Standards

a. Front Setback. Features shall not exceed 4 feet in height, unless otherwise approved below.

b. All other areas. Features shall not exceed 6 feet in height if located within 5 feet of a property line or within the required perimeter landscaping strip. If located on the interior edge of the required perimeter landscaping areas, features shall not exceed 8 feet in height in nonindustrial zones and 10 feet in Industrial zones.

c. Recreational Exception. Golf driving range nets, baseball nets, and other similar recreational safety nets and fences are exempt from the above listed height standards.

d. Chain link fencing. Except in Industrial and Public zoning districts, chain link fencing is not permitted between the building and street right-of-way, except for wetland preservation, recreation uses, stormwater facilities, or as may be approved through design review. In all allowed locations, chain link fencing shall be black or green vinyl-coated.

e. Barbed or razor fencing. All industrial and public zones and legal nonconforming industrial and public uses may utilize barbed or razor wire subject to the following standards:

i. Barbed or razor fencing is limited to those areas not visible to adjacent residential use.

ii. Barbed or razor fencing is setback a minimum of 5-feet from front lot lines and located outside any required perimeter landscaping areas.

iii. Barbed or razor fencing maximum height shall not exceed 10 feet, with no more than 2 feet of barbed or razor wire on top of the fence.

iv. On existing developed sites, the Director may approve deviations from these standards.

~~DB. Bulkheads and Retaining walls -performance standards. Any structure constructed and erected between lands of different elevations which is used to resist the lateral displacement of any material, control erosion, or protect structures may be placed within required setbacks to a maximum height of four feet on front property lines and eight feet on side and rear property lines, provided all applicable site distance requirements and building permit requirements are met.~~

1. Location. Retaining walls may be erected anywhere on a project site not otherwise restricted by critical areas, critical area buffers, areas to remain clear for adequate vehicle sight distance, easements, or other legal instruments. If a fill wall is constructed within 5 feet of any lot line, a fill easement must be granted by the property owner to the abutting parcel or right-of-way prior to final acceptance of said wall.

2. Maximum Height. Individual retaining walls may be up to six (6) feet in height. Exceptions:

a. When located within 5 feet of the front lot line or within the front setback, whichever is greater, the wall must be no greater than four (4) feet in height.

b. Retaining walls abutting public right-of-way in the Town Center (TC) and Mixed-Use Residential (MUR) zoning districts shall not exceed two (2) feet in height.

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~~Red~~ = Removed

Blue = Inserted

3. Terracing. The minimum distance between two individual retaining walls shall be two (2) feet, measured from the face of the toe of the upper wall to the back of the top of the lower wall. The space shall be landscaped to soften the view of the wall.

4. Design Standards. All retaining walls in non-residential and multifamily development are subject to the blank wall design standards provided in EMC 18.95.040(H).

Deviations. The Director may allow deviations for retaining wall height if the structures are not visible from adjacent properties, public open space, public and private streets or if associated with a stormwater facility, and the deviation is requested as part of the overall land use application. In this case, the applicant must demonstrate, to the satisfaction of the Director, that the proposed height deviation provides for better visual and aesthetic public benefit than the standards listed above.

~~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 and electric fencing.

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 the building and the adjacent street(s), except as follows:

i. Electric fencing used for livestock only and is no taller than four feet in height, or

ii. Electric fencing used in the Industrial zoning districts 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."

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~~Red~~ = Removed

Blue = Inserted

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

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

5

6



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 13, 2026

Title: Schober Comprehensive Plan and Zoning Map Amendment (25-002-COMP PLAN)

Attachments: See Agenda Item 2.c.

Submitted By: Josh Kubitz, AICP – Planning Manager

Introduction and Policy Analysis:

In accordance with RCW 36.70A.130 of the Growth Management Act (GMA), cities may consider amendments to their comprehensive plans no more than once annually. The City of Edgewood City Council has established a process and criteria for making amendments to the City's Comprehensive Plan under EMC Chapter 18.60.

On February 24, 2026, the City Council approved the final annual docket via Resolution no. 26-0788. The resolution directed the Edgewood Planning Commission to review and consider the 25-002-COMP PLAN amendment application to rezone the Schober properties (5626 and 5628 Sumner Heights Dr E) to Industrial. The Edgewood Planning Commission was directed to complete its review, to conduct such public hearings as may be required, and to forward its recommendation to the Edgewood City Council prior to the deadline established in RCW 36.70A.130, as existing (December 31, 2026) or as amended.

Tentative Schedule:

February 10, 2026 – Planning Commission Public Hearing on Preliminary Docket

February 25, 2026 – City Council Resolution No. 25-0768 Final Docket

June 8, 2026 – Planning Commission Introduction and Discussion

June 28, 2026 – SEPA Issuance and Comment Period

July 13, 2026 – Planning Commission Public Hearing

August 10, 2026 – Planning Commission Discussion

September 14, 2026 – Planning Commission Recommendation

October 6, 2026 – City Council Study Session Introduction

October 27, 2026 – City Council Regular Meeting and Potential Action

Description of Proposal:

The proposal is to change the Comprehensive Plan land use designation and zoning of Tax Parcels 0420234144 and 0420234111 from Mixed Residential-1 (MR-1) to Industrial (I).

After reviewing the public comments received to-date, city staff determined that an alternative proposal may be warranted to limit the types of allowed industrial land uses. Additionally, the applicant has proposed industrial land use table alterations and an 8-foot solid wall barrier for noise and aesthetic screening. As such, the docket item now includes the following alternatives:

- Alternative 1: Change the Comprehensive Plan future land use designation and zoning of Tax Parcels 0420234144 and 0420234111 from MR-1 to I.
- Alternative 2: Same as Alternative 1, with a new Limited Industrial (LI) Overlay.

Current Discussion:

Planning Commission held a public hearing earlier this evening on the proposed Schober Comprehensive Plan and Zoning Map Amendment alternatives. The Planning Commission is invited to review and discuss the materials provided under Agenda Item 2.c and any public comments received this evening.

Staff Recommendation:

The Planning Commission is invited to review and discuss the materials provided above and under Agenda Item 2.c.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 13, 2026

Title: West Valley Highway Comprehensive Plan and Zoning Map
Amendment (25-001-COMP PLAN)

Attachments: Attachment A. Current Zoning Map with Study Area
Attachment B. Applicant Proposed Future Land Use Map
Attachment C. Applicant Proposed Zoning Map
Attachment D. Draft Limited Industrial Overlay

Submitted By: Josh Kubitz, AICP – Planning Manager

Introduction and Policy Analysis:

In accordance with RCW 36.70A.130 of the Growth Management Act (GMA), cities may consider amendments to their comprehensive plans no more than once annually. The City of Edgewood City Council has established a process and criteria for making amendments to the City's Comprehensive Plan under EMC Chapter 18.60.

On February 24, 2026, the City Council approved the final annual docket via Resolution no. 26-0788. The resolution directed the Edgewood Planning Commission to review and consider the 25-001-COMP PLAN amendment application to rezone the West Valley Highway (WVH) Overlay Area to Industrial as recommended in the 2025 West Valley Highway Final Land Use Study. The Edgewood Planning Commission was directed to complete its review, to conduct such public hearings as may be required, and to forward its recommendation to the Edgewood City Council prior to the deadline established in RCW 36.70A.130, as existing (December 31, 2026) or as amended.

Tentative Schedule:

February 10, 2026 – Planning Commission Public Hearing on Preliminary Docket

February 25, 2026 – City Council Resolution No. 25-0768 Final Docket

June 8, 2026 – Planning Commission Introduction and Discussion

July 13, 2026 – Planning Commission Discussion

July 19, 2026 – SEPA Issuance and Comment Period

August 10, 2026 – Planning Commission Public Hearing

September 14, 2026 – Planning Commission Discussion

October 6, 2026 – City Council Study Session Introduction

October 27, 2026 – City Council Regular Meeting and Potential Action

Process and Criteria:

The process for amending the City Comprehensive Plan is specified in the Edgewood Municipal Code section 18.60 and in the state Growth Management Act (GMA) (RCW 36.70A) and the State Environmental Policy Act (SEPA). Only those amendments which are found to be in substantial compliance with all criteria listed below shall be approved (EMC 18.60.220.A):

1. Whether the proposed amendment(s) conform to the Growth Management Act (Chapter 36.70A RCW);
2. Whether the proposed amendment(s) are consistent with and implement the city's comprehensive plan, including the goals, policies and implementation strategies of the various elements of the plan;
3. Whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan;
4. Whether the assumptions upon which the city's comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the city's comprehensive plan; and
5. Whether the proposed amendment(s) reflects current, widely held values of the residents of the city.

Description of Proposal:

The following includes the applicant's proposal and the city's proposed alternative:

Applicant Proposal 25-001-COMP PLAN (Alternative 1): Redesignate the Comprehensive Plan Future Land Use Map and Current Zoning Map designations within the West Valley Highway Overlay Area from Residential/Commercial to Industrial as recommended by the 2025 West Valley Highway Final Land Use Study done by SCJ Alliance on behalf of the City of Edgewood (Exhibit A and B). The proposal would redesignate 185.02 acres from Residential-1 (R-1) to Industrial (I), 23.91 acres from Commercial (C) to Industrial (I), and leave the 30.82 acres of Public (P) zoned property alone.

City Proposal (Alternative 2): Modify the applicant's request by adding an Industrial Reduction Overlay to the future land use map redesignation and rezone proposal. This overlay will further restrict industrial land uses and incorporate required SEPA mitigation measures.

Public & Agency Comment:

Public comments were received during the notice of application which are located [here](#). The agency comments provided in 2025 are located [here](#). The following summarizes the general comments:

- General noise, light, traffic, and air quality concerns,

- Impact to existing residential property values in and surrounding the West Valley Highway Overlay Area,
- Incompatibility with neighborhood with western neighborhoods,
- The corridor is no longer compatible as a residential neighborhood.

There will be another comment period associated with the SEPA determination and Planning Commission Public Hearing to be completed later.

SEPA Environmental Review:

City staff are conducting an environmental review of the proposed comprehensive plan amendment and rezone alternatives. At this time, staff is likely to request the following SEPA mitigation measures:

- A 100-foot natural buffer along the western edge of the overlay area is required to preserve the natural vegetation and residential views while also providing a natural noise and air quality buffer.
- Type IV, 25-foot Solid Barrier landscaping is required between proposed industrial uses and any existing, adjacent residential uses.
- Future industrial development proposed within 500 feet of residentially zoned properties shall submit a project-specific Community Noise Impact Assessment demonstrating compliance with Edgewood Municipal Code (EMC) Chapter 8.20. This assessment shall evaluate stationary equipment, outdoor loading dock operations, and material handling areas. Applicants shall submit the study to the City prior to issuance of building permits. Additional conditions, such as landscape buffers, building orientation, and light shielding, may be applied during project-level design review to mitigate noise and visual impacts on adjacent residential properties.
- Prior to issuance of building permits for any future development resulting from this non-project action, the applicant shall submit a Design Review application to the City for administrative review and approval. The Design Review shall ensure coordinated development of access, stormwater management, landscaping, building orientation, and buffering measures to mitigate potential impacts to adjacent residential areas. The City may impose additional conditions at the Site Plan Review stage to address site-specific impacts.

Current Discussion:

City staff are currently reviewing the application and are requesting additional direction from the Planning Commission. The following are points that city staff would like to discuss:

1. Limited Industrial Overlay:

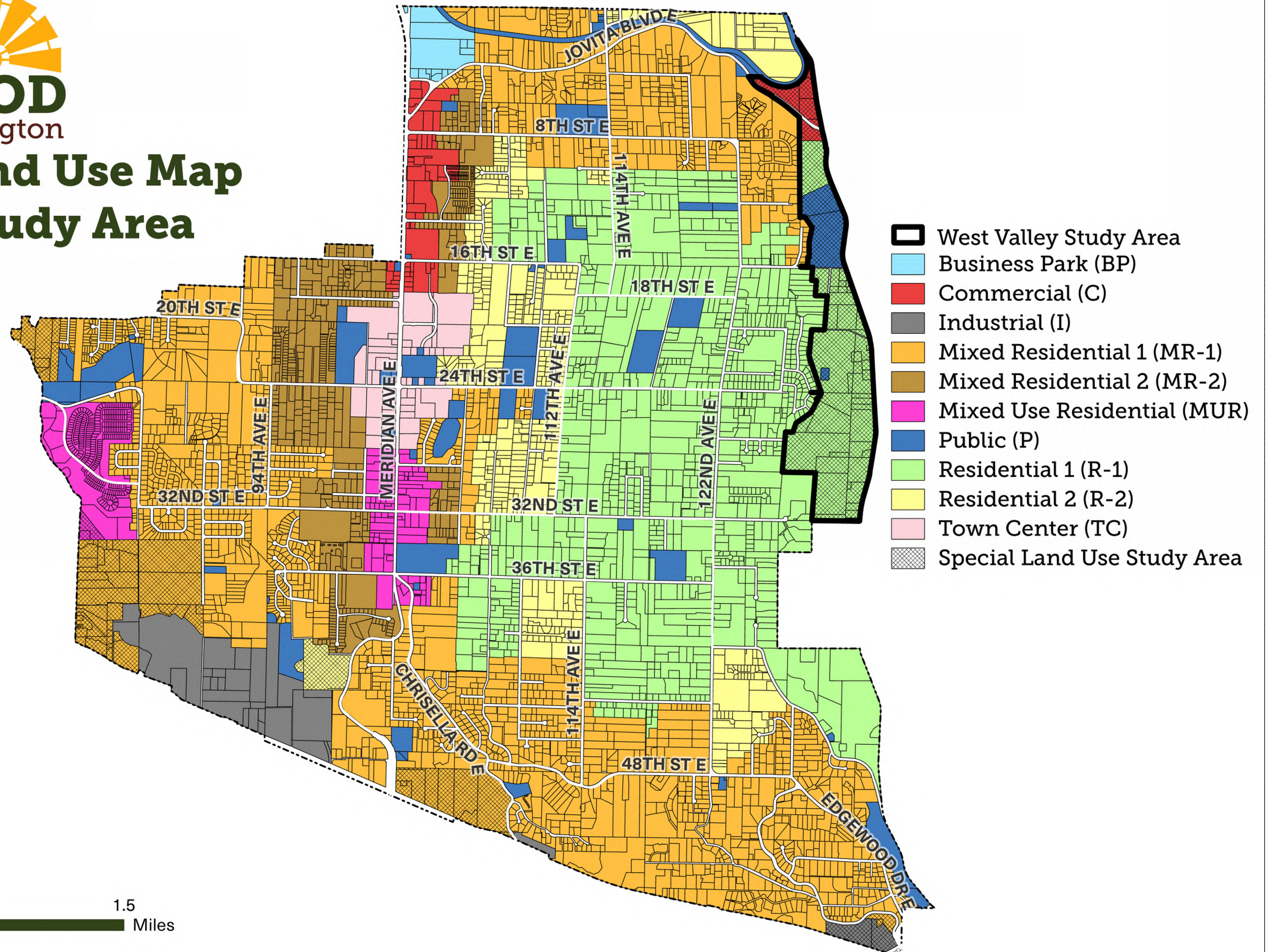
The City has drafted a Limited Industrial Overlay regulation, see Attachment D. This draft regulation is the same regulation discussed under 25-002-COMP PLAN Schober Properties Amendment and Rezone.

Staff Question: Does the Planning Commission have any comments on the draft Limited Industrial Overlay regulations.

Staff Recommendation

The Planning Commission is invited to review the attached materials and provide feedback and schedule a Public Hearing for the August 10, 2026, Planning Commission meeting.

Current Land Use Map Showing Study Area

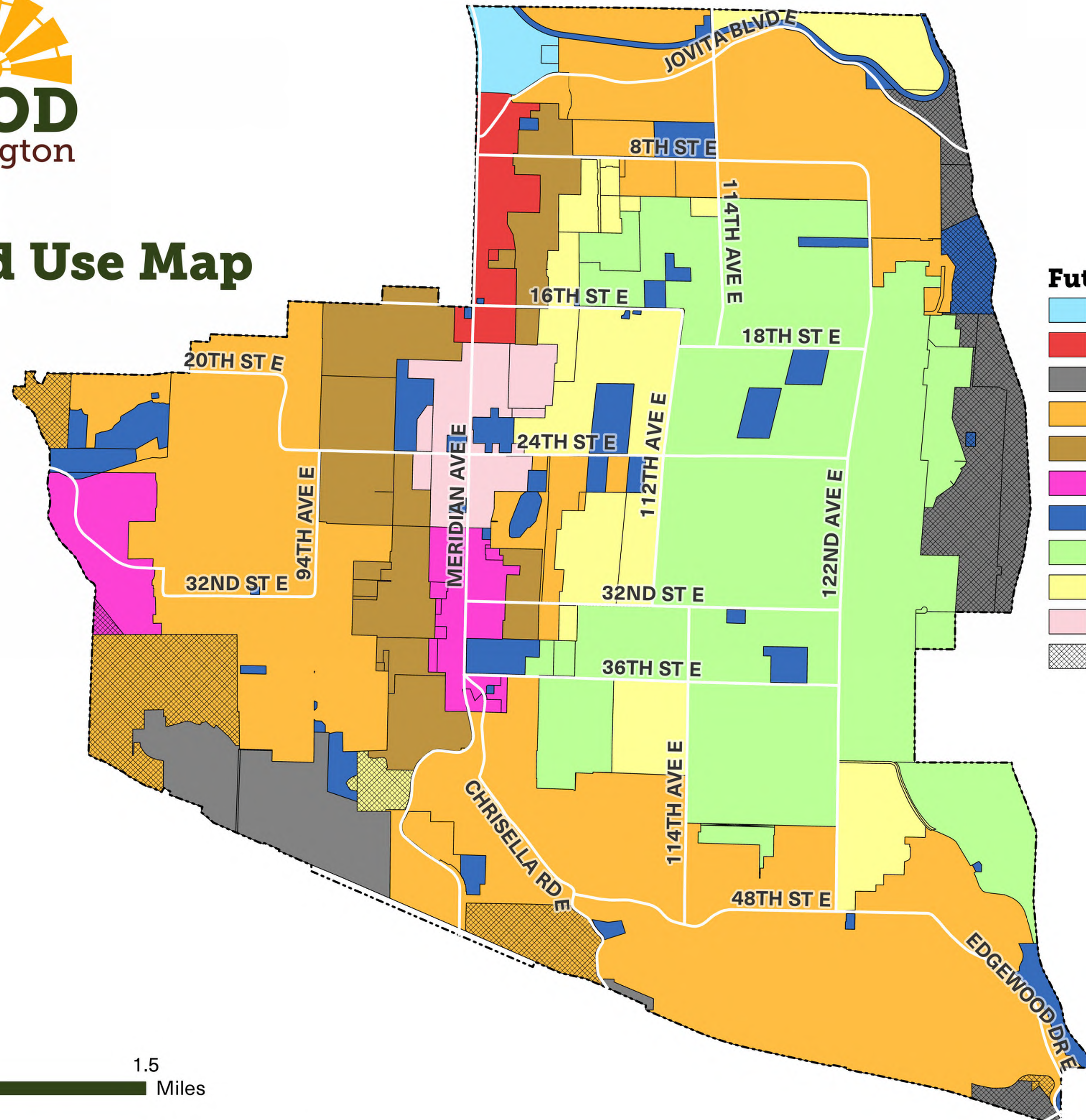


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Data Sources: City of Edgewood, Pierce County

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

Proposed Future Land Use Map



- ### Future Land Use Designation
- Business Park
 - Commercial
 - Industrial
 - Mixed Residential Low
 - Mixed Residential Moderate
 - Mixed Use Residential
 - Public
 - Single Family Low
 - Single Family Moderate
 - Town Center
 - Special Land Use Study Area

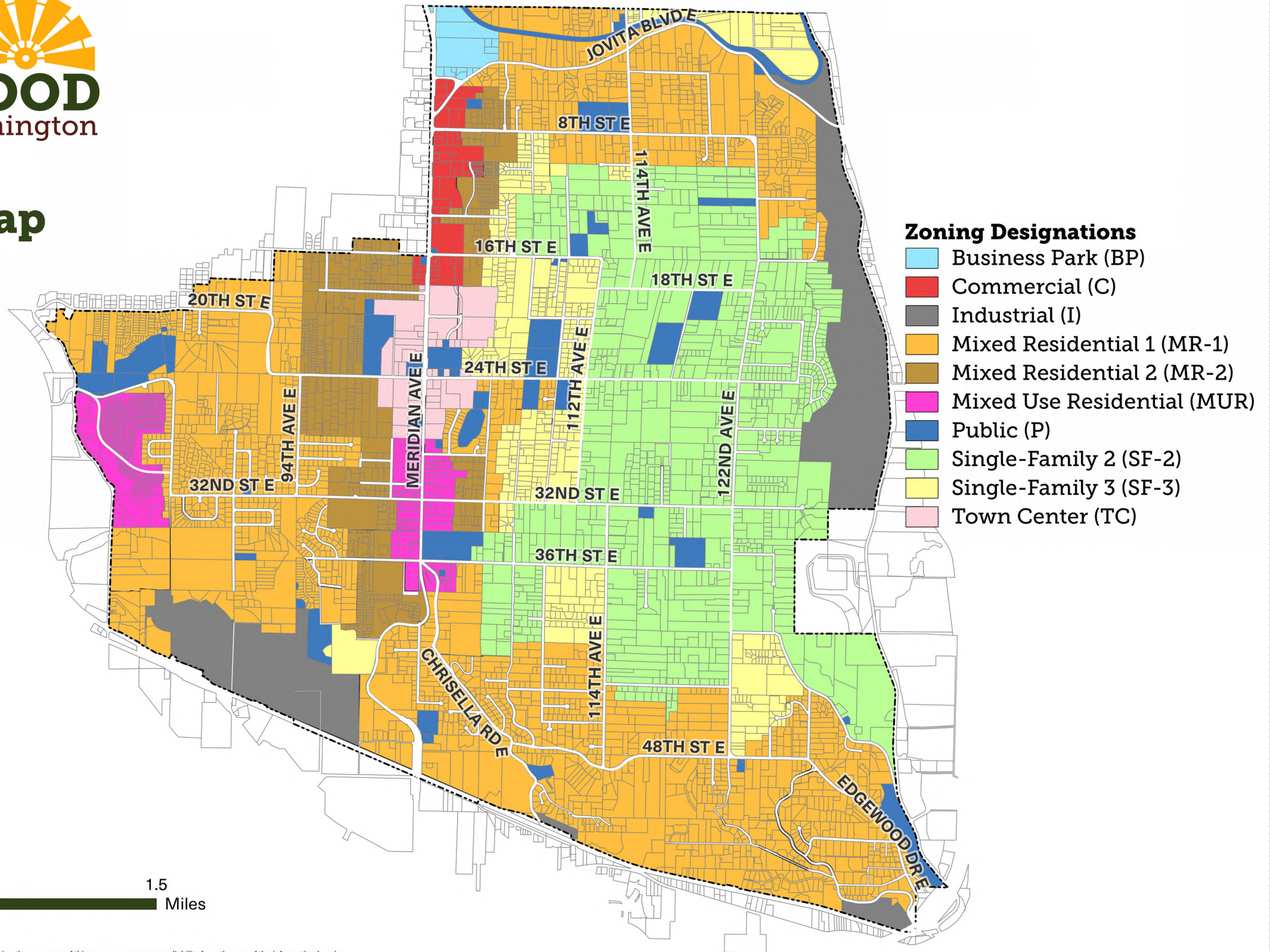


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Data Sources: City of Edgewood, Pierce County

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

Proposed Zoning Map



Data Sources: City of Edgewood, Pierce County

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

NEW EMC 18.80.105

LIMITED INDUSTRIAL OVERLAY

A. The limited Industrial (LI) Overlay provides limited industrial uses that are complementary and not detrimental to neighboring residential districts. The LI overlay is limited to areas with long established residential districts and sensitive areas that require additional protection.

B. Applicability. The LI overlay shall be applied to areas specifically designated on the official zoning map.

B. Permitted Uses. For permitted uses within the LI overlay see Chapter 18.70 EMC, Permitted Land Uses, under Industrial (I) zoning district except as provided below or in subsection C and D.

1. The following uses are permitted in the LI overlay:

a. Work/Live (EMC 18.20.260)

b. Parking Lots (NAICS 812930)

C. Conditional Uses.

1. The following uses are conditionally permitted:

a. Manufacturing, light (NAICS 23, part; 311 except 3116; 312; 313; 314; 315; 316; 337)

b. Warehousing and Storage, All other up to 50,000 sq. ft.

D. Prohibited Uses.

1. The following uses are prohibited in the LI overlay.

a. Cattle Feedlots (NAICS 112112)

b. Animal Production and Aquaculture, All Other (NAICS 112 except 112210; 112112; 112511, part)

c. Wind Electric Power Generation (NAICS 221115)

d. Manufacturing, Heavy (NAICS 23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339)

e. Gasoline Stations (NAICS 447)

f. Alternative Fueling Stations (EMC 18.20.040)

g. Fuel Dealers (454310)

h. Sexually Oriented Retail Business (EMC 18.20.220)

i. Warehousing and Storage, All Others 50,0001 sq. ft. and greater

j. Waste Management and Remediation Services, All Other (NAICS 5622, part 5629)

k. Sexually Oriented Entertainment (EMC 18.20.220)

l. Gambling Industries (NAICS 7132)

1 m. Crematoria (NAICS 812220, part)

2 E. Development Standards. The requirements of EMC 18.80.100.C shall apply to the LI overlay, except as provided
3 or altered in this subsection,

4 1. Noise Impact Assessment. Each development or change of land use proposed within 500 feet of residentially
5 zoned property shall be required to submit a project-specific Community Noise Impact Assessment
6 demonstrating compliance with Edgewood Municipal Code (EMC) Chapter 8.20. The Director may waive this
7 if the proposed land use is of less intensity than a previously approved land use.

8 2. Design Review shall be applicable to all projects within the LI overlay as determined by EMC 18.95.020.

9 3. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC
10 18.90.180, Tree preservation. However, no significant healthy trees shall be removed from required natural
11 vegetated buffers.

12 4. Landscaping. The requirements of EMC § 18.90.090 shall apply to the LI overlay, except for the landscape
13 buffers provided or altered in this subsection.

14 a. The project shall provide a minimum 100-foot natural vegetated buffer when the subject property
15 directly abuts a residential and/or mixed-residential zoning district. This buffer shall remain natural but
16 may be enhanced with additional plantings. This standard doesn't apply if the zoning districts are divided
17 by a public roadway.

18 b. Type IV, 25-foot Solid Barrier landscaping is required between proposed industrial uses and any
19 existing, adjacent residential uses.

20 c. Type IV, 15-foot Solid Barrier landscaping is required between proposed industrial uses and non-arterial
21 roadways, public or private.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 13, 2026
Title: Concurrency Code Updates
Attachments: See Agenda Item 2.a
Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:
Please see Agenda Item 2.a.

Tentative Schedule:
May 11, 2026 – Planning Commission Introduction (COMPLETE)
June 8, 2026 – Planning Commission Discussion (COMPLETE)
June 29, 2026 – SEPA Issuance and Comment Period (COMPLETE)
July 13, 2026 – Planning Commission Public Hearing (COMPLETE)
August 10, 2026 – Planning Commission Recommendation
August 18, 2026 – City Council Study Session Introduction
August 25, 2026 – City Council Regular Meeting and Potential Action

Current Discussion:
Planning Commission held a public hearing earlier this evening on the proposed concurrency management regulation amendments. The Planning Commission is invited to review and discuss the materials provided under Agenda Item 2.a and any public comments received this evening.

Staff Recommendation:
The Planning Commission is invited to review and discuss the materials provided under Agenda Item 2.a and request staff to prepare final edits for formal recommendation to City Council at the next meeting.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 13, 2026
Title: Multi-Family Tax Exemptions – Standards and Guidelines
Attachments: See Agenda Item 2.b
Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:
Please see Agenda Item 2.b.

Tentative Schedule:

March 17, 2026 – City Council Introduction (COMPLETE)
April 13, 2026 – Planning Commission Introduction (COMPLETE)
May 11, 2026 – Planning Commission Discussion (COMPLETE)
June 8, 2026 – Planning Commission Discussion (COMPLETE)
June 26, 2026 – SEPA Issuance and Comment Period (COMPLETE)
July 13, 2026 – Planning Commission Public Hearing (COMPLETE)
August 10, 2026 – Planning Commission Recommendation
August 18, 2026 – City Council Study Session Introduction
August 25, 2026 – City Council Regular Meeting and Potential Action

Current Discussion:

Planning Commission held a public hearing earlier this evening on the proposed multifamily tax exemption regulations. The Planning Commission is invited to review and discuss the materials provided under Agenda Item 2.b and any public comments received this evening. Furthermore, staff has noted the following items for further discussion prior to any further action:

- The definition for “high-cost area” and associated references under the definitions for “low-income household” and “moderate-income household” are not contained in Commerce’s model code, but as these were present in Sumner’s municipal code, staff believe these provisions may still be relevant to Edgewood’s local market.
- Sumner’s definition for “multifamily housing” for MFTE has “10 or more dwelling units”, while Commerce’s model code and EMC Title 18 uses “4 or more dwelling units”. To prevent confusion, it may be appropriate to use or refer to the EMC Title 18 definition.
- With a 50% permanent residential occupancy requirement as defined, staff is concerned an eligible property could experience short-term rentals, such as AirBNB and VRBO, and suggests considering increasing this ratio to 100%.

- Staff is seeking clear direction regarding any desire to include the following additional provisions for 12-year exemption eligibility:
 - Structured parking under / beneath other occupiable building space(s)
 - Requiring more than the minimum allowable residential density (*i.e., if the range is 10 to 24 units per acre, consider requiring 16 to 24? Maybe just hold to the maximum?*)
 - Allow for additional (bonus) building height to achieve maximum density (*i.e., consider unlimited height if the developer will achieve 24 units per acre or more?*)

Staff Recommendation:

The Planning Commission is invited to review and discuss the materials provided above and under Agenda Item 2.b, then request staff to prepare final edits for formal recommendation to City Council at the next meeting.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: July 13, 2026
Title: Introduction – Landscaping Standards Review and Updates
Attachments: N/A
Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

Following the Planning Commission’s 2026 Work Plan, this item was identified for review and study. As currently codified, the city’s current landscaping standards and regulations are located in several sections, with varying applicability depending on project type and location:

- [EMC 18.80.080\(G\)](#) – TC, C, MUR and BP zoning districts, Landscaping
- [EMC 18.90.090](#) – Development Standards – Citywide applicability, Landscaping
- [EMC 18.95.030\(H\)](#) – Design Standards, Site planning, Landscaping

Several specific issues have been identified by staff for review, summarized as follows:

- Consolidating all landscaping standards under a single section or chapter would reduce conflicts, remove redundancy, and improve clarity.
- Some notes like “Level 1” are outdated and no longer properly referenced.
- With the recent adoption of Public Works Standards, staff recommends removing all public works and/or non-landscaping elements from the landscaping codes.
- Larger landscape buffers in high-density zoning districts like Town Center seem to be in conflict with the overall intent and desired aesthetic.
- Type 1 buffers currently serve multiple purposes and have varying widths, depending on location and zoning. Separating out these different purposes would provide clarity.
- The Type 4 buffer standards require arborvitae and shrubs both in close proximity, which does not allow for successful growth and establishment.
- There have been regional conversations developing regarding landscaping standards and wildfire preparedness, and it may be appropriate to incorporate these conversations into this update. See the National Fire Protection Association (NFPA) website for more information:

<https://www.nfpa.org/en/education-and-research/wildfire/preparing-homes-for-wildfire>

Finally, staff offers the following references as examples of other agency regulations that are clear and well received by the development community:

- Bonney Lake Municipal Code 16.68: <https://ecode360.com/46326080>
- Lakewood Municipal Code 18A.70: https://lakewood.municipal.codes/LMC/18A.70_ArtII

- Puyallup Municipal Code 20.58: <https://ecode360.com/47723184>
- Sumner Municipal Code 18.41: <https://ecode360.com/47287318>
- University Place Municipal Code 19.65.090: <https://ecode360.com/48915218>
- Pierce County Code 18J.15.040: <https://pierce.county.codes/PCC/18J.15.040>

Tentative Schedule:

July 13, 2026 – Planning Commission Introduction
 August 10, 2026 – Planning Commission Discussion
 September 14, 2026 – Planning Commission Discussion
 September 27, 2026 – SEPA Issuance and Comment Period
 October 12, 2026 – Planning Commission Public Hearing
 November 9, 2026 – Planning Commission Recommendation
 November 17, 2026 – City Council Study Session Introduction
 November 24, 2026 – City Council Regular Meeting and Potential Action

Current Discussion:

This item is being introduced this evening to the Planning Commission for review and analysis. Staff welcomes any initial conversation on this topic, including any specific items members would like more information on for next month's discussion. Staff will prepare redlined code amendments for review and discussion at next month's meeting.

Staff Recommendation:

Preparing for more detailed discussion at next month's PC Meeting, staff recommends that the commissioners review the linked and referenced materials and provide any initial thoughts or suggestions by email within the next couple weeks.