



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING AGENDA**

Monday, March 8, 2020 – 6 p.m. • Virtual Meeting conducted via Zoom

(Zoom Meeting ID: 970 6596 9184)

1. Call to Order:

- a. Pledge of Allegiance
- b. Attendance (*by presence, not roll call—unless hearing scheduled*)
 - i. Position 1: Carly Guillory
 - ii. Position 2: JoAnn Overfield
 - iii. Position 3: Tom Greene
 - iv. Position 4: Sarah Wagner
 - v. Position 5: Jason Ramirez
 - vi. Position 6: Allison Pincas
 - vii. Position 7: Karla Slate

2. Consent Agenda: *All matters listed under Item 2 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. Agenda Approval or Modifications
- b. Approve Planning Commission Meeting Minutes from February 8, 2021
- c. Review Economic Development Advisory Board Minutes from February 1, 2021
- d. Review of Development Review Report- February 2021

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

4. Public Hearings:

- a. Tree Preservation Code Amendment
- b. Sign Code Amendment

5. New Business:

- a. Action Items:
 - i. Tree Preservation Code Amendment
 - ii. Sign Code Amendment
- b. Discussion Items
 - i. Town Center
 - ii. Development Standards and Public Works Standards
 - iii. Sewer Connection Requirements
 - iv. Street Light Standards
 - v. 2021 Work Plan

6. Staff Comments

7. Commissioner Updates

8. Adjourn

These meetings are accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253)952-3299, 24 hours in advance.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, February 8, 2020 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

- 1. CALL TO ORDER:** Chair Overfield called meeting to order at 6:01 PM
 - A. Commissioners Present:** Guillory; Overfield; Wagner; Pincas; Ramirez;
 - B. Commissioners Absent:** *Position 3 is Vacant; Slate*
 - C. Staff Member(s) Present:** Darren Groth, Community and Economic Development Director
Emily Arteche, Planning Manager
Evan Hietpas, Associate Planner
Jeremy Metzler, Public Works Director
Dave Gray, Assistant City Administrator
 - D. Others Present:** Mayor Eidinger
Councilmember Tomy
- 2. CONSENT AGENDA:** Pincas moved to APPROVE as presented, Wagner seconded.
Commission voted 5-0 to approve the Consent Agenda.
- 3. CITIZEN COMMENTS:** None
- 4. PUBLIC HEARINGS:** None
- 5. NEW BUSINESS:**
 - A. Action Items:** None
 - B. Discussion Items:**
 - i. Town Center**
 - a.** Hietpas introduced the agenda item, presented a draft 3-D modeling of Town Center, and opened the discussion.
 - b.** The Commission and city staff discussed the promotion of development that is consistent with the Town Center vision, including topics such as: building design, open space, housing, and access.
 - c.** This item be included as a discussion item on the March 8th agenda.
 - ii. Development Standards and Public Works Standards**
 - a.** Hietpas, Groth, and Meltzer introduced the agenda item and opened the discussion.
 - b.** The Commission and city staff held discussion related to: City Comprehensive Plan goals, Municipal Code modifications, 2-lot short plat exemption, and a fee-in-lieu program for required improvements.
 - c.** This item will be included as a discussion item on the March 8th agenda.

iii. Sanitary Sewer Connection Requirement

- a. Groth introduced the agenda item and opened the discussion.
- b. The Commission and city staff held discussion related to: the current Local Improvement District #1 (LID), the City's Sewer Plan updates, geographic boundaries/restrictions, residential development, and long-term maintenance.
- c. This item will be included as a discussion item on the March 8th agenda.

iv. Street Light Standards

- a. Hietpas opened discussion on street light standards, related to temperature and shielding standards.
- b. The Commission decided that Edgewood should require 3K LED light bulbs, rather than 4K to be installed for all new and replaced street lights.
- c. The Commission decided that Edgewood should require light shielding for all new and replaced street lights.
- d. The Commission will discuss street light uniformity (design, height, spacing) and installation on existing utility poles at the March 8th meeting.

v. Tree Preservation Code

- a. Hietpas opened the discussion by outlining the code amendments that are proposed by the Planning Commission and city staff.
- b. The Commission and city staff discussed the proposed amendments.
- c. A public hearing will be held on this code amendment at the March 8th meeting, and the Planning Commission will take action following the public hearing.

vi. Sign Code Modification

- a. Groth opened the discussion by presenting the proposed code amendment.
- b. A public hearing will be held on this code amendment at the March 8th meeting, and the Planning Commission will take action following the public hearing.

vii. 2021 Work Plan

- a. Hietpas discussed the formation of the 2021 Work Plan,
- b. Discussion ensued. The Planning Commission will present the 2021 Work Plan to City Council on February 16th.

6. STAFF COMMENTS:

- A. Artech addressed the three city comprehensive plan amendment applications that were presented at the January 11th meeting.
- B. Groth announced that Tom Greene was selected as the replacement for Position 3.

7. COMMISSIONER COMMENTS: None

8. ADJOURN: Chair Overfield adjourned meeting at 8:46.



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

Monday, February 1, 2021, 6 p.m. • Virtual Zoom Meeting
Meeting Link: (<https://zoom.us/j/92275379112>)

1. **CALL TO ORDER:** Chair Butterfield called the meeting to order at 6:04 p.m.
 - A. **Members Present:** Wiesenfeld; Butterfield; Grasdalen; Swanson; Neil
 - B. **Commissioners Absent:** Kilmer; Position 4 VACANT
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteché, Planning Manager
 - D. **Others Present:** Mayor Eidinger
Council Member Tomin
2. **CONSENT AGENDA**
 - A. **Agenda Approval or Modifications**
 - B. **Approval of Meeting Minutes for December 7, 2020**
 - C. **Review of Planning Commission Minutes for November**
 - i. Wiesenfeld moved to approve, as presented.
 - ii. Neil seconded.
 - iii. The Board voted 5-0 to approve the Consent Agenda.
3. **CITIZEN COMMENT PERIOD:**
 - A. None
4. **NEW BUSINESS**
 - A. **Discussion Item(s)**
 - i. Edgewood Marketplace
 - a. Groth opened and presented the staff report
 - b. Discussion ensued
 - ii. 2021 Work Plan
 - a. Groth opened, shared a draft plan, and mentioned the process to set the annual work plan
 - b. Discussion ensued
 - B. **Action Item(s)**
 - i. None
5. **STAFF COMMENTS:** Groth reiterated the February 16, 2021 joint meeting with City Council and provided an update on City staffing
Arteché mentioned the Planning Commission's work on Town Center
6. **BOARD MEMBER UPDATES:** Wiesenfeld asked about cross attendance with other boards and the interview process for the EDAB's vacancy
7. **ADJOURN:** Chair Butterfield adjourned the meeting at 6:54 p.m.

Land Division Report- February 2021

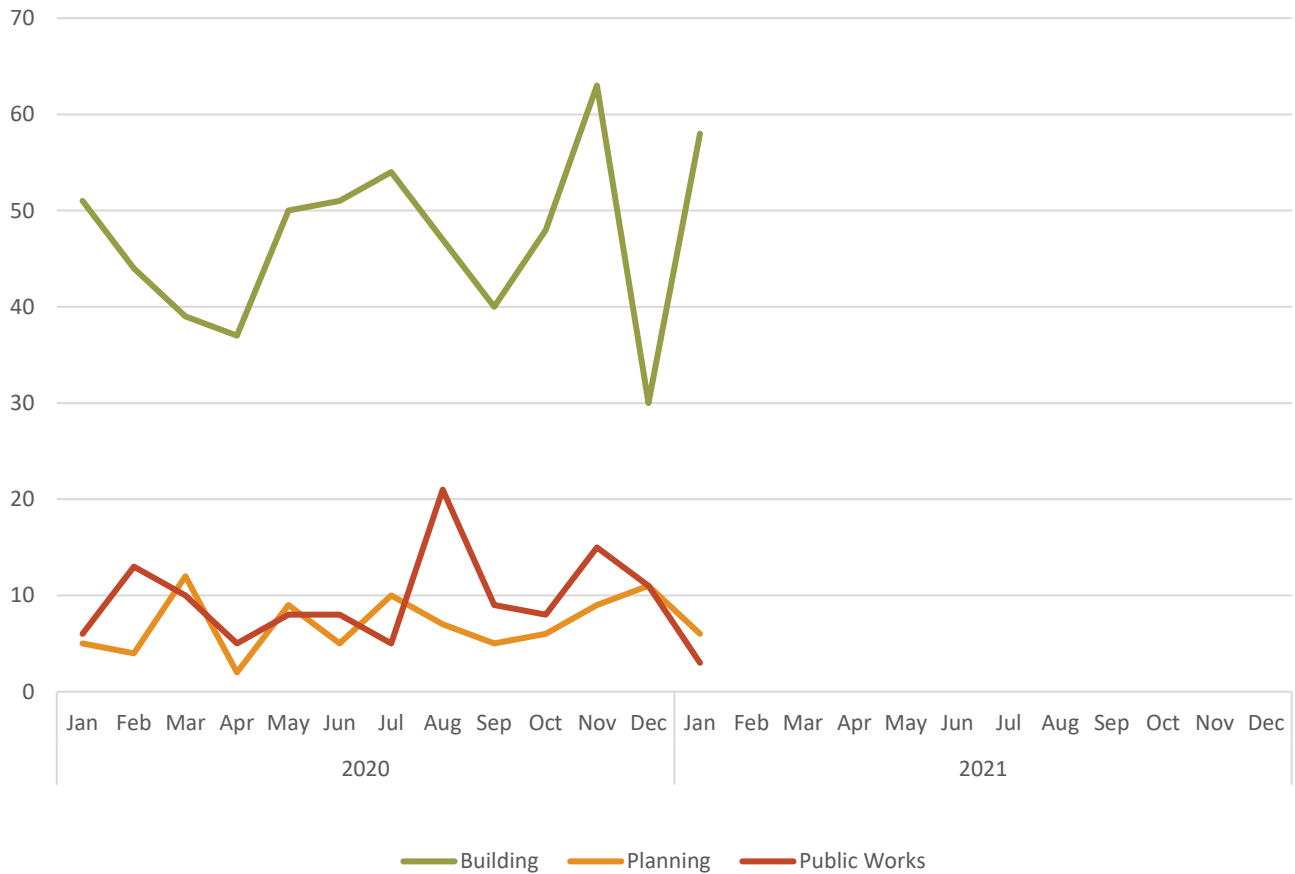
Preliminary Plat						Site Development	Final Plat		
Start Year	Submitted	Project	Total Lots Proposed	Status	Approved	Status	Status	Recorded Date	Total Lots Recorded
2020	11/12/2020	HUNTINGTON SHORT PLAT	3	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	11/6/2020	RUSEV SHORT PLAT	2	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	10/26/2020	CONNOLLY SHORT PLAT	3	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	8/10/2020	TEBALDI SHORT PLAT	2	APPROVED	11/12/2020	N/A	NOT SUBMITTED		
	7/17/2020	PADEN SHORT PLAT	2	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	7/13/2020	HARRISON SHORT PLAT	2	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	3/18/2020	PHILLIPS RIDGE SUBDIVISION	14	APPROVED	12/29/2020	NOT SUBMITTED	NOT SUBMITTED		
	2/28/2020	DODDS SHORT PLAT	2	APPROVED	9/3/2020	N/A	APPLICATION		
	1/23/2020	SMITH SHORT PLAT	2	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
2019	11/7/2019	BJERK SHORT PLAT	2	APPROVED	1/14/2020	N/A	APPROVED	11/23/2020	2
	10/18/2019	ESTATES ON CALDWELL SUBDIVISION	6	APPROVED	5/5/2020	ISSUED	NOT SUBMITTED		
	8/28/2019	JENNA ACRES SHORT PLAT	4	APPROVED	9/14/2020	APPLICATION	NOT SUBMITTED		
	4/8/2019	SELLERS SHORT PLAT	2	APPROVED	9/27/2019	NOT SUBMITTED	NOT SUBMITTED		
	3/26/2019	WAGNER SHORT PLAT	3	APPROVED	10/23/2019	APPLICATION	NOT SUBMITTED		
	3/26/2019	RAMSAUR SHORT PLAT	4	APPROVED	6/21/2019	N/A	APPROVED	8/14/2020	4
	3/18/2019	MISENAR SHORT PLAT	2	APPROVED	5/23/2019	N/A	APPROVED	6/14/2019	2
	3/12/2019	BECKER SHORT PLAT	2	APPROVED	7/1/2019	APPLICATION	APPROVED	7/27/2020	2
2018	11/26/2018	BARTH SUBDIVISION	37	APPROVED	6/4/2020	APPLICATION	NOT SUBMITTED		
	10/17/2018	T GARRETT SHORT PLAT	2	APPROVED	3/1/2019	ISSUED	APPROVED	10/4/2019	2
	7/13/2018	MAKSIMCHUK SHORT PLAT	2	APPROVED	1/25/2019	N/A	APPROVED	3/13/2019	2
	6/15/2018	GRUBB SHORT PLAT	3	APPROVED	12/29/2020	NOT SUBMITTED	NOT SUBMITTED		
	4/17/2018	HEART & SOUL SHORT PLAT	4	APPROVED	12/26/2018	FINALED	APPROVED		
	4/17/2018	MICKELSON SUBDIVISION	10	APPROVED	8/25/2020	APPLICATION	NOT SUBMITTED		
	2/15/2018	CHUMAKIN SHORT PLAT	4	APPROVED	6/22/2018	FINALED	APPROVED	5/21/2020	4
	2/8/2018	BEREZNYOV SHORT PLAT	4	APPROVED	1/10/2019	APPLICATION	NOT SUBMITTED		
	1/9/2018	ABEL SHORT PLAT	6	APPROVED	9/13/2018	ISSUED	NOT SUBMITTED		
2017	12/6/2017	CIRILUM (RESERVE AT HILLCREST) SUBDIVISION	18	APPROVED	8/15/2018	FINALED	APPROVED	3/27/2020	18
	10/11/2017	CHAMBERLIN SHORT PLAT	2	APPROVED	4/26/2018	N/A	APPROVED	7/11/2018	2
	10/10/2017	WOLF POINT SUBDIVISION	56	APPROVED	3/20/2019	APPLICATION	NOT SUBMITTED		
	3/23/2017	YURINA-COLLINS SHORT PLAT	3	APPROVED	10/19/2017	FINALED	APPROVED	3/12/2019	3
	3/22/2017	GAGNON SHORT PLAT	2	APPROVED	11/17/2017	FINALED	APPROVED	7/27/2020	2
2016	11/3/2016	VOLENTE SUBDIVISION	15	APPROVED	6/6/2017	ISSUED	APPROVED	9/11/2020	15
	9/23/2016	DOMUS TOWNHOMES PRD (THE WOODLANDS)	55	APPROVED	1/11/2017	ISSUED	APPROVED	7/11/2018	55
	9/2/2016	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	92	APPROVED	12/14/2017	FINALED	APPROVED	3/25/2020	67
		EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 1					APPROVED	12/5/2019	23
	7/15/2016	PETERSON SHORT PLAT	3	APPROVED	12/10/2016	N/A	APPROVED	1/23/2017	3
	7/13/2016	DAFFODIL FARMS SHORT PLAT	5	APPROVED	3/7/2017	FINALED	APPROVED	5/29/2018	5
	6/3/2016	GERVAIS SHORT PLAT	3	APPROVED	12/22/2016	APPLICATION	NOT SUBMITTED		
	5/12/2016	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	41	APPROVED	10/24/2017	APPLICATION	NOT SUBMITTED		
		NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 1	13			FINALED	APPROVED	1/25/2018	13
2015	4/4/2016	PASCOLO ESTATES SUBDIVISION	19	APPROVED	3/21/2017	FINALED	APPROVED	12/18/2019	19
	2/16/2016	EDGEWOOD TERRACE SUBDIVISION	28	APPROVED	7/5/2017	NOT SUBMITTED	NOT SUBMITTED		
	12/10/2015	NICKLAUS (ASTER POINT) SUBDIVISION	38	APPROVED	12/15/2016	FINALED	APPROVED	6/12/2019	38
	11/13/2015	CALDWELL CREST SUBDIVISION	15	APPROVED	6/30/2016	FINALED	APPROVED	11/16/2017	15
	11/12/2015	RAINIER VISTA (RIDGE) SUBDIVISION	13	APPROVED	7/28/2016	FINALED	APPROVED	11/28/2018	13
	11/2/2015	CALIBER SHORT PLAT	6	APPROVED	9/8/2016	FINALED	APPROVED	9/6/2019	
	7/21/2015	LEEPER SHORT PLAT	3	APPROVED	9/26/2015	FINALED	APPROVED	3/5/2018	3
	7/8/2015	EDGEWOOD ESTATES SUBDIVISION	14	APPROVED	9/29/2016	ISSUED	APPLICATION		
	6/24/2015	LARSON SHORT PLAT	4	APPROVED	2/23/2016	FINALED	APPROVED	1/20/2017	4
2014	2/27/2015	VIEW POINTE SUBDIVISION	44	APPROVED	4/29/2016	FINALED	APPROVED	8/16/2017	44
	1/26/2015	MAPLE GROVE SUBDIVISION	8	APPROVED	9/13/2016	FINALED	APPROVED	11/13/2019	8
	1/23/2015	CURRAN ESTATES SUBDIVISION	9	APPROVED	12/30/2015	FINALED	APPROVED	6/12/2019	9
	10/31/2014	WAMPOLD SHORT PLAT	6	APPROVED	1/15/2015	FINALED	APPROVED	3/15/2017	6
2013	4/24/2014	FOREST WOOD ESTATES SHORT PLAT	4	APPROVED	7/15/2014	N/A	APPROVED	12/19/2014	4
	4/4/2014	NOLAN SHORT PLAT	2	APPROVED	7/21/2014	FINALED	APPROVED	7/17/2015	2
	1/27/2014	LISITSYN SHORT PLAT	6	APPROVED	7/15/2014	FINALED	APPROVED	7/15/2019	6
	6/19/2013	WESTRIDGE SUBDIVISION	360	APPROVED	9/4/2014	FINALED	APPROVED	7/20/2016	284

Jan 2021

City of Edgewood Monthly Development Report



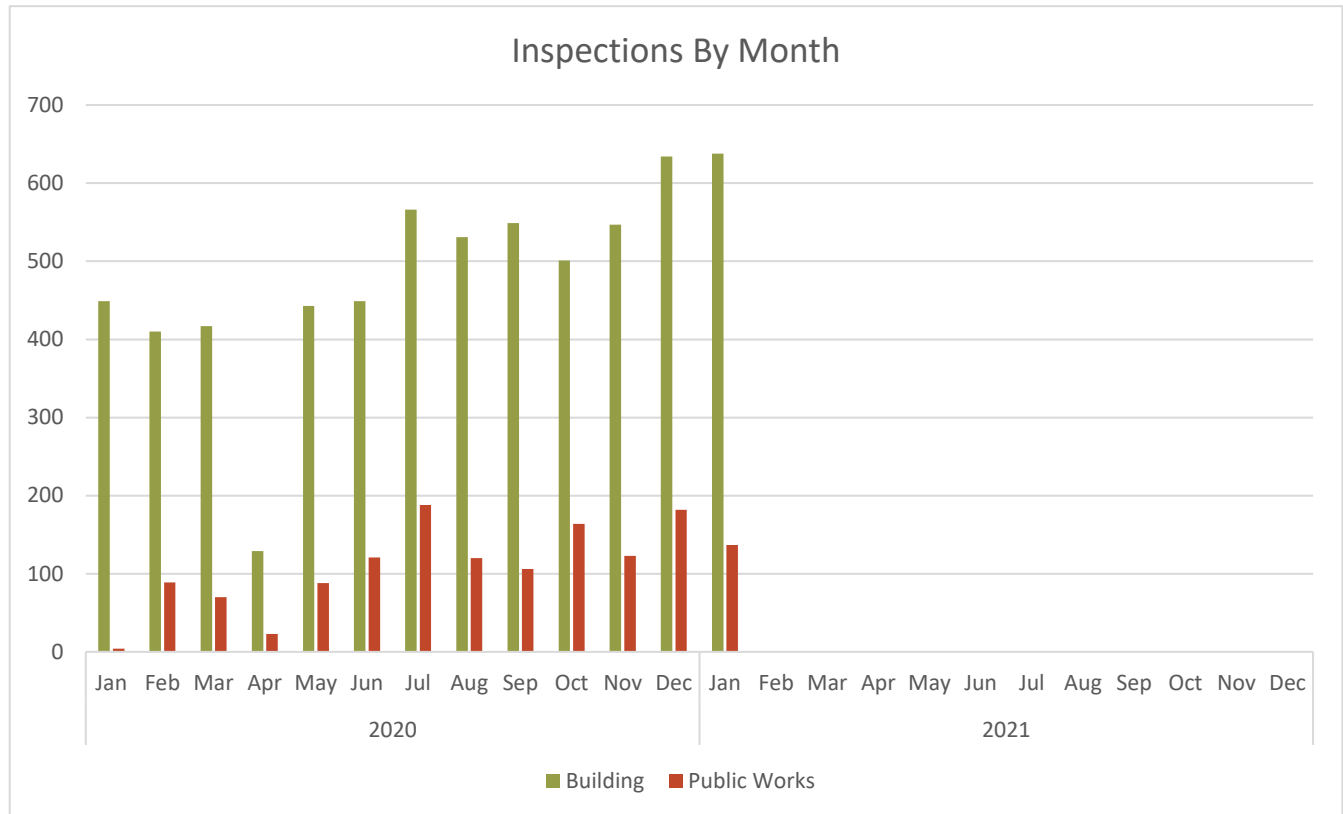
Permits Received by Month



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Jan 2021	58	43	6	3	3	5
Jan 2020	51	33	5	2	6	5
Average 2021	58	43	6	3	3	5
Average 2020	51	33	5	2	6	5
YTD 2021	58	43	6	3	3	5
YTD 2020	51	33	5	2	6	5
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2021	Jan	58	Jan	6	Jan	3
Highest Month 2020	Nov	63	Mar	12	Aug	21

Jan 2021

City of Edgewood Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Jan 2021	638		137	
Jan 2020	449		4	
Average 2021	638		137	
Average 2020	469		107	
YTD 2021	638		137	
YTD 2020	449		4	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2021	Jan	638	Jan	137
Highest Month 2020	Dec	634	Jul	188

Pending Projects - Planning and Engineering Permits

44 Permits

Exported: 02/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
20-1396	STOKES BOUNDARY LINE ADJUSTMENT	909 MERIDIAN AV E	420033077	PLANNING	BLA	WAITING ON REVISIONS	08/04/2020	01/29/2021
20-1654	SMITHHISLER BLA	11618 8TH ST E	420034091	PLANNING	BLA	INCOMPLETE	12/18/2020	01/04/2021
20-1662	O'RAVEZ, MCLAUGHLIN, MARTINSON BLA	11921 21ST ST E	420112161	PLANNING	BLA	UNDER REVIEW	12/26/2020	01/26/2021
CLEAR AND GRADE								
19-1408	BELYAYEVA CLEAR AND GRADE	11826 24TH ST E	420113150	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	08/21/2019	11/05/2020
20-1431	BRAY CLEAR AND GRADE	XXXX Caldwell RD E	420144707	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	08/25/2020	11/30/2020
20-1600	FRUNCHAK CLEAR AND GRADE	2718 110TH AV E	420103036	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	11/18/2020	12/14/2020
20-1635	Tree clearing 3822 108th Ave E Edgewood WA 98372	3822 108TH AV E	420152028	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	12/08/2020	12/11/2020
20-1670	SINGH FENCING CLEAR AND GRADE	8306 36TH ST E	420171012	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	12/30/2020	01/11/2021
CODE UPDATES AND CHANGES								
20-1612	LOT OF RECORD CODE AMENDMENT			PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	11/09/2020	01/29/2021
20-1613	NONCONFORMITIES CODE AMENDMENT			PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	11/09/2020	01/29/2021
20-1663	RECONCILE COMPREHENSIVE PLAN AMENDMENT UPDATES			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/28/2020	01/11/2021
20-1667	NATURAL ENVIRONMENT CHAPTER UPDATE	2224 104TH AV E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/30/2020	01/05/2021
20-1668	LAND USE GROWTH TARGETS UPDATE	2224 104TH AV E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/30/2020	01/05/2021
21-1061	PROLOGIS PARK PHASE II REZONE APPLICATION	4411 90TH AV E	420163074	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	01/29/2021	01/29/2021
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091134	PLANNING	DESIGN STAND REVIEW	WAITING ON REVISIONS	07/13/2020	01/19/2021
PRE APP								
20-1639	VIEW POINTE PHASE 2 PRE APP	10315 12TH STCT E	420037059	PLANNING	PRE APP	UNDER REVIEW	12/09/2020	01/21/2021
21-1030	BRIDGE POINT DEVELOPMENT PRE-APPLICATION MEETING	4515 TO 4519 96TH AV E	420164097	PLANNING	PRE APP	APPLICATION	01/22/2021	01/29/2021
SHORT PLAT - FINAL								
20-1615	DODDS SHORT PLAT FINAL SHORT PLAT	4902 EDGEWOOD DR E	420235048	PLANNING	SHORT PLAT - FINAL	WAITING ON REVISIONS	11/24/2020	01/22/2021
SHORT PLAT - PRELIMINARY								
20-1034	SMITH SHORT PLAT PRELIMINARY PLAT	2506 117TH AV E	420108013	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	01/23/2020	01/27/2021
20-1350	HARRISON SHORT PLAT PRELIMINARY PLAT	12121 42ND ST E	420143110	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	07/13/2020	01/14/2021
20-1360	PADEN SHORT PLAT PRELIMINARY PLAT	1302 114TH ST E	420034147	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	07/17/2020	01/07/2021
20-1533	CONNOLLY SHORT PLAT PRELIMINARY SHORT PLAT	1711 122ND AV E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	10/26/2020	01/06/2021
20-1566	RUSEV SHORT PLAT PRELIMINARY PLAT	11516 8TH ST E	420038004	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	11/06/2020	01/26/2021
20-1587	HUNTINGTON SHORT PLAT PRELIMINARY PLAT	9605 18TH STCT E	420091127	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	11/12/2020	01/21/2021

Pending Projects - Planning and Engineering Permits

44 Permits

Exported: 02/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
SITE DEVELOPMENT								
17-1527	NORTHWOOD ESTATES WEST PHASE II SITE DEVELOPMENT	9609 24TH ST E	420091136	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	12/05/2017	01/15/2020
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/16/2019	12/17/2020
19-1413	WOLF POINT SUBDIVISION SITE DEVELOPMENT	XXX MERIDIAN AV E	420164094	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/27/2019	09/03/2020
20-1131	WAGNER SHORT PLAT SITE DEVELOPMENT	11226 18TH ST E	9770000069	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	03/18/2020	08/14/2020
20-1229	BARTH SUBDIVISION SITE DEVELOPMENT	3624 96TH AV E	420161087	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/19/2020	01/20/2021
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	01/27/2021
20-1266	Nielsen Pacific, LTD, Jovita Site Entrance	12620 Jovita Blvd. East	420021022	ENGINEERING	SITE DEVELOPMENT	APPLICATION	06/03/2020	06/11/2020
20-1568	EAST PIERCE FIRE AND RESCUE FIRE STATION 118 SITE DEVELOPMENT	10105 24TH ST E	420091025	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/06/2020	01/08/2021
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/30/2020	01/21/2021
20-1632	CITY OF EDGEWOOD SIDEWALK SITE DEVELOPMENT	9917 24TH ST E	420091014	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	12/07/2020	01/07/2021
20-1657	MICKELSON SUBDIVISION SITE DEVELOPMENT	2804 90TH AV E	420093089	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	12/22/2020	01/07/2021
21-1017	THE LEARNING EXPERIENCE SITE DEVELOPMENT	527 MERIDIAN AV E	420036070	ENGINEERING	SITE DEVELOPMENT	INCOMPLETE	01/15/2021	01/25/2021
21-1050	Phillips' Ridge	XXX 86TH AVCT E	420081040	ENGINEERING	SITE DEVELOPMENT	APPLICATION	01/28/2021	01/28/2021
SITE PLAN REVIEW								
20-1630	3DA INC SITE PLAN REVIEW	10202 TO 10230 29TH ST E	420103106	PLANNING	SITE PLAN REVIEW	UNDER REVIEW	12/04/2020	01/20/2021
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	4120 90TH AV E	420163702	PLANNING	SITE PLAN REVIEW	APPLICATION	01/22/2021	01/29/2021
SUBDIVISION - FINAL								
20-1487	EDGEWOOD ESTATES SUBDIVISION FINAL PLAT	12220 12TH ST E	420023062	PLANNING	SUBDIVISION - FINAL	INCOMPLETE	09/25/2020	10/05/2020
21-1051	Estates on Caldwell	4423 127TH AV E	6755000020	PLANNING	SUBDIVISION - FINAL	APPLICATION	01/28/2021	01/29/2021
SURFACE WATER								
19-1423	56TH ST E STORMWATER IMPROVEMENTS SEPA	13122 56th St E	420234043	ENGINEERING	SURFACE WATER	UNDER REVIEW	09/09/2019	09/17/2020
TRAFFIC CONCURRENCY								
20-1650	STORQUEST EXPRESS TRAFFIC CONCURRENCY	10308 16TH ST E	420102114	ENGINEERING	TRAFFIC CONCURRENCY	REVIEW PENDING PAYMENT	12/16/2020	01/06/2021
TUP								
21-1003	NICKLAUS SFR LOT 4 SALES OFFICE TUP	2245 94TH AVCT E	6027280040	PLANNING	TUP	INCOMPLETE	01/05/2021	01/20/2021

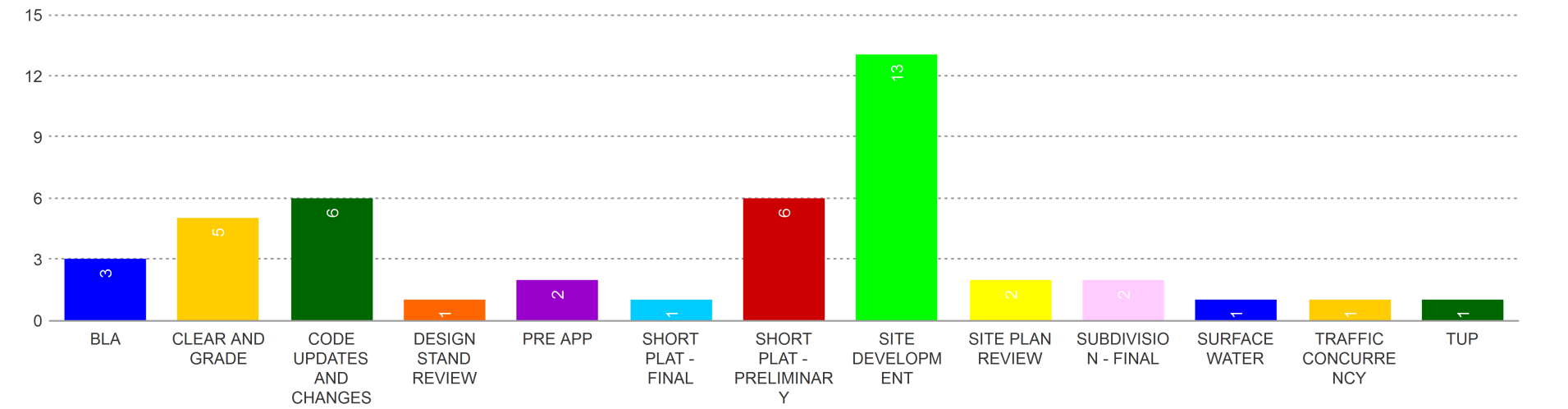
Pending Projects - Planning and Engineering Permits

44 Permits

Exported: 02/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
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Permits by Type





**CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION PUBLIC HEARING ITEM**

Date: March 8, 2021

Title: Tree Preservation Code Amendment

Attachments: 1) Draft Edgewood Municipal Code amendments

Submitted By: Evan Hietpas, Associate Planner

Background:

Tree Preservation has been included as a Planning Commission agenda item since July 13, 2020. Over the past several months, the Planning Commission has discussed significant tree preservation regulations. The Commission has discussed their concerns and determined that changes should be made to the Edgewood Municipal Code Title 18.

Discussion:

The Planning Commission and city staff worked collaboratively to develop the proposed changes shown in attachment 1. The modifications pertain to the following topics:

- Reformat of EMC 18.90.180 to ensure straightforward application of the tree preservation code
- Minor textual amendments throughout EMC 18.90.180 incorporating uniform terminology
- Consistent definition of a significant tree in all sections of Title 18
- Clear definitions for: Breast Height, Qualified Tree Professional, and Tree Diameter
- Strong purpose statement containing ten (10) specific goals and objectives
- Reduction in minimum diameter inches (15" to 12") for a tree to be considered "significant"
- Hazardous tree criteria and removal allowance
- Tree replacement standards: native plantings, minimum diameter and height, etc.
- Tree preservation and protection standards for the zones outlined in EMC 18.80.080: Town Center, Commercial, Mixed Use Residential, and Business Park

Recommendation:

Hold a Public Hearing on the proposed Tree Preservation Code amendments.

Edgewood Municipal Code (EMC) Tree Preservation Code Proposed Modifications

EMC 18.90.180 Tree preservation.

A. Purpose. The purpose of this section is to establish the significant tree preservation requirements necessary when conducting any development action or land-use development activity to protect the treed environment within the city of Edgewood, by regulating the removal of significant trees and providing incentives to preserve trees that, because of their size, species, or location, provide special benefits. Tree preservation protects and enhances critical areas, facilitates aquifer recharge, reduces erosion and stormwater runoff, and helps to define public and private open spaces. Existing residential development or single-family residences that comply with current EMC 18.80.040(C)(1) minimum and maximum densities are exempt from this section. Specifically, the regulations contained in this section are intended to accomplish the following ten (10) goals and objectives.

1. Promote the public health, safety and general welfare of the residents of Edgewood;
2. Implement the purposes of the State Growth Management Act relating to conservation of natural resources;
3. Support and implement the City of Edgewood's Comprehensive Plan, specifically the Natural Environment, Land Use, and Community Character elements;
4. Implement the goals of the State Environmental Policy Act (SEPA);
5. Improve the aesthetic quality of the built environment by reducing impacts on critical areas and the natural environment;
6. Minimize erosion, siltation, water pollution, and surface and ground water runoff by the preservation of significant trees;
7. Provide for the reasonable development of property, reasonable preservation or enhancement of property values, and for increases in privacy for residential sites;
8. Promote building and site planning practices that are consistent with the city's natural topography, soils, and vegetation features;
9. Provide an appropriate amount and quality of tree retention related to future land uses; and
10. Provide for increased areas of permeable surfaces that allow for infiltration of surface water into ground water resources, reduction in the quantity of storm water discharge, and improvement in the quality of storm water discharge.

B. Applicability. The preservation of certain Significant trees preservation shall be required for any development action or land-use development activity permit.

1. The Tree Preservation requirements for tree preservation are applicable to all zoning districts and shall be provided in accordance with the requirements of each individual zoning district and the

provisions of this section. In the event a permit is not required for the establishment of a use, the standards of this section still apply.

2. Existing residential development or single-family residences that comply with current EMC 18.80.040(C)(1) minimum and maximum densities are exempt from this section.

B.C. Process. Significant tree preservation shall be required for any development action or land use development permit.

1. Tree Preservation Requirements. Any development or development activity shall retain and replace significant trees in accordance with the following requirements: A significant tree is an existing tree which:

- a. All significant trees within fifteen (15) feet of the lot perimeter or required buffer or setback, whichever is greater, shall be preserved.

- i. At the discretion of the community development director or designee, significant trees may be removed for required site access, buildings, sight areas, required roads, utilities, sidewalks, trails, or storm drainage improvements.

- ii. Any removed tree must be provided they are replaced in accordance with EMC Subsection 18.90.180.C.4 subsection (D) of this section. When measured at three feet above grade, has a minimum diameter of 15 inches for evergreen trees and deciduous trees;

- b. A percentage of all significant trees within the interior of a lot, exclusive of the significant trees already required to remain per EMC Subsection 18.90.180.C.1.a. above not including the perimeter area, shall be retained as required per the following standards. preserved within the applicable zoning district. Regardless of the tree diameter, is determined to be significant by the community development director or designee due to the uniqueness of the species.

- i. In Single-Family Residential zoning districts; Mixed Residential zoning districts; and Public zoning district new single family subdivision developments (excluding short subdivision (i.e., four lots or less), multifamily residential developments, and public/quasi-public institutional developments, 50 percent of the significant trees located within the interior landscaping area of the lot, or individual lots in the case of residential subdivisions, shall be retained.

- ii. In the commercial and industrial zoning district developments, 10 percent of the significant trees located within the interior landscaping area of the lot, or individual lots in the case of subdivisions, shall be retained.

- iii. In the Town Center; Commercial; Mixed Use Residential; and Business Park zoning districts, 10 percent of the significant trees located within the interior landscaping area of the lot, or individual lots in the case of subdivisions, shall be retained. In addition, EMC Subsection 18.80.080.G.8, Tree Preservation and Protection Standards applies to any development or development activity in these zones.

2. Tree Retention Plan. Required. A significant tree retention plan shall be submitted to the City community development department for any development action or development activity and use permit. The plans shall be submitted with the required project permit and shall be prepared in accordance with the requirements outlined in according to the requirements of the application form provided by the community development department. The community development director or designee shall review and may approve, approve with modifications, or disapprove a tree retention plan subject to the provisions of this Subsection. Trees will not be considered "significant" if, following inspection by a registered landscape architect, certified nursery

professional or certified arborist, and upon review and concurrence by the city, they are determined to be:

- a. Tree Survey. The tree retention plan shall include a tree survey that identifies all significant trees on the subject site. ~~Safety hazards due to potential root, trunk or primary limb failure, or exposure of mature trees which have grown in a closed, forested situation.~~
 - i. The tree survey shall be performed by a Qualified Tree Professional.
 - ii. While sampling may be used to perform the overall tree inventory, the survey must show the location, number, size, height, species, and condition of each significant tree.
 - iii. If physical conditions do not warrant the identification of each significant tree, then the sampling results of the plot with the highest number of significant tree diameter inches shall be used as the representative sample.
 - iv. Inventory sampling shall be performed in accordance with the following plot to acre ratios.

Acres	Minimum # of plots
10 or less	3
11-20	6
21-40	10
41-150	15
>150	1 plot/10 acres

Addition

- b. Identification of Significant Trees. ~~(C) The tree retention plan shall also show the location, species, and dripline of identify each significant tree that is intended to qualify for retention credit, and identify the significant trees that are proposed to be retained, and those that are designated to be removed.~~ Or requested to qualify for the Interior Significant Tree Retention Incentive. ~~At the discretion of the city, damaged or standing dead trees may be retained and counted toward the significant tree requirement, if demonstrated that such trees will provide important wildlife habitat and are not classified as danger trees.~~
- c. Interior Significant Tree Retention Incentive. ~~(D) Each s Significant trees that isare retained and located outside of the perimeter area, as prescribed in EMC Subsection 18.90.180.F.1.a, and is retained may be credited as two trees for complying with the retention requirements above (1), provided it meets one or more of the following criteria: A significant tree permit is required for the removal of any significant tree or street tree as defined herein or trees removed pursuant to a tree retention plan unless specifically exempted within this section. All significant trees shall be preserved according to the following criteria:~~
 - i. ~~(1) The tree exceeds 60 feet in height, or 24 inches in diameter for evergreen trees, or 30 inches in diameter for deciduous trees;~~
 - ii. ~~(2) The tree is located in a grouping of at least five other significant trees with canopies that touch or overlap;~~
 - iii. ~~(3) The tree provides energy savings, through wind protection or summer shading, as a result of its location relative to buildings;~~
 - iv. ~~(4) The tree belongs to a unique or unusual species;~~
 - v. ~~(5) The tree is located within 25 feet of any critical area or required critical area buffers;~~

or

- i. ~~vi. (6) The tree is 18 inches in diameter or greater and is identified as providing valuable wildlife habitat. All significant trees within 15 feet of the lot perimeter or required buffer or setback, whichever is greater, shall be preserved. At the discretion of the community development director or designee, significant trees may be removed for access, buildings, sight areas, required roads, utilities, sidewalks, trails, or storm drainage improvements provided they are replaced in accordance with subsection (D) of this section. A~~

~~percentage of all significant trees within the interior of a lot, not including the perimeter area, shall be preserved within the applicable zoning district. In new single-family subdivision developments (excluding short subdivision (i.e., four lots or less), multifamily residential developments, and public/quasi-public institutional developments, 50 percent of the significant trees located within the interior landscaping area of the lot, or individual lots in the case of residential subdivisions, shall be retained. In commercial and industrial developments, 10 percent of the significant trees located within the interior landscaping area of the lot, or individual lots in the case of subdivisions, shall be retained.~~

d. ~~Tree Protection Techniques. (F)~~ The tree retention plan applicant shall demonstrate on the tree retention plan those tree protection techniques intended to be utilized and approved by the community development director or designee during land alteration and construction in order to provide for the continual healthy life of retained significant trees. The proposed tree protection techniques will be reviewed by the city to ensure compliance with the provisions of this section. Tree preservation criteria listed above shall exclude sensitive/critical areas and their buffers, and designated open space areas and tracts. All trees within such areas shall be retained except as may be specifically indicated in a discretionary land use permit or tree removal permit.

e. ~~(F)~~ If any significant tree that has been specifically designated to be retained in the tree preservation plan dies within three (3) years of the development of the site, then the significant tree shall be replaced at a rate of three-to-one (3:1). the rate of five trees if the significant tree was in the perimeter landscape area and three trees if the significant tree was in the interior landscape area.

i. ~~State Environmental Policy Act Requirements. Additional or specific tree retention may be required as SEPA mitigation in addition to the requirements of this section.~~

3. Tree Protection Measures. Tree protection measures have been established to reduce the impacts of development action on existing significant trees. The protection measures are as follows:

a. ~~(B)~~ If a tree retention, and/or landscape plans, or both are required, no clearing shall be allowed on a site until approval of each such plans.

b. ~~(F)~~ An area free of disturbance, corresponding to the dripline of the significant tree's canopy shall be identified and protected during the construction stage with a temporary three-foot-high chain-link or plastic net fence. No impervious surfaces, fill, excavation, storage of construction materials, operations or parking of vehicles shall be permitted within the area defined by such fencing or stakes.

4. Tree Replacement. When a Any removed significant tree, subject to this section, cannot be retained, the tree shall be replaced in accordance with the following standards as a condition for the removal of the significant tree.

a. Significant trees shall be replaced at a rate of 1.5 times to one (1.5:1) of the total tree diameter inches of all the significant trees were removed.

b. Replacement trees shall be no smaller than three (3) two inches DBH in diameter at three feet above grade.

c. ~~Existing~~ Preserved healthy and nonhazardous trees, which are not designated as at-risk on a tree risk assessment, between three (3) and twelve (12) inches in tree diameter, which are retained to support the remaining significant trees can may be counted against towards the on-

site 1.5:1 replacement requirements by subtracting their respective DBH inches from the total replacement count.

d. Replacement trees shall be native to Washington State and shall be classified as non-invasive species.

e. Tree replacement plans shall be prepared by a Qualified Tree Professional.

D. Determining Significant Trees.

e.1. To be identified as a significant tree, an existing tree must meet a least one of the following criteria.

i-a. When measured at breast height, must have a minimum diameter of twelve (12) inches;

b. The community development director or designee designated the tree as significant due to any one of the following:

i.the uniqueness of the tree species;

ii. the tree is not a hazardous tree and provides important wildlife habitat; or

iii. the tree's unique historical, ecological, or aesthetic value constitutes an important community resource.

2.Trees will not be considered "significant" if a tree risk assessment from a Qualified Tree Professional determines, and the community development director or designee reviews and concurs, that the tree is at risk due to a structural defect, combination of defects, or disease.

a. Regardless of tree health, a tree may also be determined as a safety hazard in a tree risk assessment if the tree poses a threat to human health or may cause damage to a structure, roadway, or utility facility if toppled.

b. Hazardous trees that are not considered significant may be removed following the review and concurrence of the tree risk assessment by the community development director or designee.

c. To undertake a tree risk assessment, a Qualified Tree Professional must be tree risk assessment qualified (TRAQ), as established by the International Society of Arboriculture (ISA).

E. Critical Areas Regulations.

1.All trees within a critical area, critical area buffer, or open space tract shall be retained.

2. Trees specifically indicated in a discretionary land use permit or tree removal permit may be exempted from the requirement to be retained, subject to the provisions of EMC Title 14 and Tree Replacement requirements.

ii.F.State Environmental Policy Act Requirements. Additional or specific tree retention may be required as SEPA mitigation in addition to the requirements of this section.

iii. Requirements. Any development action or land use permit shall identify, preserve, and replace significant trees in accordance with the following:

(A) Submit a tree retention plan that consists of a tree survey that identifies the location, size and species of all significant trees on a site.

(1) The tree survey may be conducted by a method that locates individual significant trees; or

(2) Where site conditions prohibit physical survey of the property, standard timber cruising methods may be used to reflect general locations, numbers and groupings of significant trees.

(B) If tree retention and/or landscape plans are required, no clearing shall be allowed on a site until approval of such plans.

(C) The tree retention plan shall also show the location, species, and dripline of each significant tree that is intended to qualify for retention credit, and identify the significant trees that are proposed to be retained, and those that are designated to be removed.

~~(D) Each significant tree that is located outside of the perimeter area and is retained may be credited as two trees for complying with the retention requirements above, provided it meets one or more of the following criteria:~~

~~(1) The tree exceeds 60 feet in height, or 24 inches in diameter for evergreen trees, or 30 inches in diameter for deciduous trees;~~

~~(2) The tree is located in a grouping of at least five other significant trees with canopies that touch or overlap;~~

~~(3) The tree provides energy savings, through wind protection or summer shading, as a result of its location relative to buildings;~~

~~(4) The tree belongs to a unique or unusual species;~~

~~(5) The tree is located within 25 feet of any critical area or required critical area buffers; or~~

~~(6) The tree is 18 inches in diameter or greater and is identified as providing valuable wildlife habitat.~~

(E) In any required perimeter landscaping area as defined in this section, the applicant shall retain all significant trees, except as provided in this section.

~~(F) An area free of disturbance, corresponding to the dripline of the significant tree's canopy shall be identified and protected during the construction stage with a temporary three-foot high chain-link or plastic net fence. No impervious surfaces, fill, excavation, storage of construction materials, operations or parking of vehicles shall be permitted within the area defined by such fencing or stakes.~~

(G) At community development director or designee's sole discretion, a protective tree well may be required to be constructed if the grade level around the tree is to be raised or lowered. The inside diameter of the well shall be at least equal to the diameter of the tree spread dripline, plus at least five feet of additional diameter.

(H) The community development director or designee may approve use of tree protection techniques other than those listed above if the trees will be protected to an equal or greater degree than by the techniques listed above. Alternative techniques must be approved by a registered landscape architect, certified nursery professional or certified arborist, and reviewed and concurred by the city.

~~(I) The applicant shall demonstrate on the tree retention plan those tree protection techniques intended to be utilized and approved by the community development director or designee during land alteration and construction in order to provide for the continual healthy life of retained significant trees.~~

~~(J) If any significant tree that has been specifically designated to be retained in the tree preservation plan dies within three years of the development of the site, then the significant tree shall be replaced at the rate of five trees if the significant tree was in the perimeter landscape area and three trees if the significant tree was in the interior landscape area.~~

~~C.A. When a significant tree subject to this section cannot be retained, the tree shall be replaced in accordance with the following as a condition for the removal of the significant tree.~~

~~1. On Site Replacement.~~

- ~~a. Significant trees shall be replaced at a rate of 1.5 times to one of the total diameter inches of all the significant trees removed.~~
- ~~b.a. Replacement trees shall be no smaller than two inches in diameter at three feet above grade.~~
- ~~e.a. Existing healthy and nonhazardous trees between three and 12 inches in diameter, which are retained to support the remaining significant trees can be counted against the on-site replacement requirements.~~

~~D. Tree Retention Plan Required.~~

- ~~1. A significant tree retention plan shall be submitted to the community development department for any development action or land use permit. The plans shall be submitted according to the requirements of the application form provided by the community development department.~~
- ~~2.1. The community development director or designee shall review and may approve, approve with modifications, or disapprove a tree retention plan subject to the provisions of this section. (Ord. 20-578 § 1; Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).~~

EMC 18.20.050 B definitions

“Breast Height ” means fifty-four (54) inches above ground level, when pertaining to the measurement of tree diameter; also known as “diameter at breast height” (DBH).

EMC 18.20.200 Q definitions

“Qualified Tree Professional” means an individual with a minimum of three (3) years of experience in tree evaluation and meets at least one of the following qualifiers:

- A. American Society of Consulting Arborists (ASCA) registered consulting arborist;
- B. International Society of Arboriculture (ISA) board certified master arborist;
- C. International Society of Arboriculture (ISA) certified arborist with an associate degree and/or a minimum of two years of college-level credit and/or 120 continuing education units; or
- D. Washington State registered landscape architect.

EMC 18.20.220 S definitions

“Significant tree” means an existing tree that meets the criteria in EMC 18.90.180.D.1 which, when measured four feet above grade, has a minimum diameter of either:

- 1. Fifteen inches for evergreen and deciduous trees;
- 2. Trees determined to be significant by the community development director or designee, regardless of the tree diameter, due to the uniqueness of the species.

EMC 18.20.230 T definitions

“Tree Diameter” means the distance of a straight line segment through the center point of a tree when measured at breast height or 54 inches above ground level.

EMC 18.80.080.G.8.a. Town Center, Commercial, Mixed Use Residential, and Business Park Zoning Districts Tree Preservation and Protection Standards

G.8. Tree Preservation and Protection Standards.

- a. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation; ~~provided in~~ Mixed-use development shall be considered commercial development for the purposes of the tree preservation ~~retention~~ standard contained in EMC 18.90.180(C)(2)(c)(iv).



**CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM**

Date: March 8, 2021

Title: Sign Code Modification

Attachments: 1) Proposed Sign Code Amendments

Submitted By: CED Director Darren Groth, AICP, CPM

Background:

On October 12, 2020, the Planning Commission was briefed by John Fairbanks, Code Compliance Specialist and Darren Groth, Community & Economic Development Director. John and Darren identified multiple instances of unclear language in the Edgewood Municipal Code (EMC) that could be addressed by making several code amendments. While additional amendments may be necessary in the future, as previously identified during Planning Commission agenda discussions, this agenda item is just focused on the changes of the City of Edgewood's Sign Code identified under the discussion heading.

Discussion:

This agenda item is intended to allow the Planning Commission to hold a public hearing for possible changes to the EMC. The proposed sign code modifications pertain to two topics, i.e., flag signs and feather signs, and would modify four subsections of the EMC, as identified below and included in Exhibit 1.

Topics

1. Flag Signs
 - Deleted the definition of "Flag" in EMC 18.20.090 and 18.97.300.
 - Revise the standards for flags in EMC 18.97.030, Exemptions
2. Feather Signs
 - Include "Feather signs" in EMC 18.97.040, Prohibited signs

Recommendation:

Hold a public hearing on proposed sign code amendments contained in Edgewood Municipal Code (EMC) 18.20.090, 18.97.030, 18.97.040, and 18.97.300.

Edgewood Municipal Code (EMC) Sign Code Proposed Modifications

EMC CHAPTER 18.97 SIGN CODE

18.97.030 Exemptions.

The following signs or activities relating to signs are not subject to the permitting requirements of this chapter, as long as they meet the standards set forth below:

**Subsections A-E to remain unchanged.*

F. Flags. Any flags; provided, that they conform to all provisions of this chapter for signs. The American flag, state of Washington flag, and other special purpose flags that are not intended to contribute to a commercial advertising display.

**Subsections G-L to remain unchanged.*

18.97.040 Prohibited signs.

No person shall erect, alter, maintain, or relocate any of the following signs in the city:

**Subsections A-M to remain unchanged.*

N. Feather signs. Any temporary, portable sign made of lightweight materials that is prone to move in the wind, and that contains a harpoon-style pole or staff that is driven into the ground or supported by means of an individual stand. This definition includes such signs of any shape including flutter, bow, teardrop, rectangular, shark, and U-shaped.

~~NQ.~~ Except as permitted with a city street use permit or otherwise specifically authorized in this chapter, signs may not be placed within, on, or projecting over a city right-of-way or within, on, or over other city property. (Ord. 19-552 § 2 (Exh. A)).

18.97.300 Definitions.

The words and phrases used in this chapter shall be construed as defined in this section, unless the context clearly appears otherwise. Unless specifically defined in this section, the definitions set forth in other provisions of this code shall likewise apply to this chapter.

**A-E Definitions to remain unchanged.*

F Definitions.

“Facade” means the elevation of a building extending from the ground level up to the bottom of the fascia on a pitched-roof building, and up to the top of the wall or parapet on a flat-roof building. The area of a facade for purposes of calculating allowable wall signage includes the area of the windows and doors but excludes openings that do not have solid coverings, such as breezeways, colonnades and gateways that extend to the backside of the building.

“Fascia” means an architectural term for a vertical frieze or board under a roof edge or which forms the outer surface of a cornice, visible to an observer.

~~“Flag” means a flat piece of cloth, with distinctive colors, patterns or symbols, having one end of the cloth attached to a vertical staff (directly or by rope and pulley mechanism) and all other ends free-flowing under natural movement of wind.~~

“Flag canopy” means a line of flags, or a series of lines of flags, suspended above a site.

“Flashing sign” means an electric sign, or portion thereof, except an EMCS, which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the nonconstant light source is off at any one time.

“Freestanding sign” means a sign and its support pole or base standing directly on the ground that is independent from any building or other structure.

“Freeway” means a limited access highway, state route or interstate.

“Freeway oriented sign” means a sign within 150 feet of a freeway right-of-way that has its sign face parallel to, perpendicular to, angled toward, or otherwise readable from the freeway right-of-way.

“Frontage” means the property line of an individual lot, tract or parcel that abuts a public or private street right-of-way, excluding alleys and private driveways. The number of frontages on a lot is the same as the number of public or private street rights-of-way that the lot abuts.

**G-Z Definitions to remain unchanged.*

EMC Chapter 18.20 DEFINITIONS

18.20.090 F definitions.

~~“Flag” means any piece of cloth of individual size, color and design, used as a symbol, signal, emblem, or for decoration.~~

**All other F Definitions to remain unchanged.*



**CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION ACTION ITEM**

Date: March 8, 2021

Title: Tree Preservation Code Amendment

Attachments: 1. Planning Commission Recommendation

Submitted By: Evan Hietpas, Associate Planner

Discussion:

On March 8, 2021, the Planning Commission held a public hearing to solicit public input on proposed changes to the Edgewood Municipal Code (EMC), specifically germane to Tree Preservation regulations. This agenda item is to allow the Planning Commission to make their recommendation to City Council for discussion, public hearing, further discussion, and final action.

Recommendation:

After the public hearing, make a recommendation on the Tree Code Amendments to City Council.



**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

The Planning Commission voted X-X to recommend APPROVAL of the proposed code amendment to the Edgewood Municipal Code (EMC) pertaining to Tree Preservation regulations, and to send their recommendation to the City Council for consideration.

It is the recommendation of the City of Edgewood Planning Commission to approve the drafted EMC amendments as presented in the staff report and attachments submitted by Associate Planner Evan Hietpas for the March 8, 2021 Planning Commission agenda.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 8TH DAY OF MARCH 2021.**

Planning Commission Chair

Attest by:

Evan Hietpas
Associate Planner



**CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION ACTION ITEM**

Date: March 8, 2021

Title: Sign Code Amendment

Attachments: 1. Planning Commission Recommendation

Submitted By: CED Director Darren Groth, AICP, CPM

Discussion:

On March 8, 2021, the Planning Commission held a public hearing to solicit public input on proposed changes to the Edgewood Municipal Code (EMC), specifically germane to Sign Code regulations pertaining to flags and feather signs. This agenda item is to allow the Planning Commission to make their recommendation to City Council for discussion, public hearing, further discussion, and final action.

Recommendation:

After the public hearing, make a recommendation on the Sign Code Amendments to City Council.



**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

The Planning Commission voted X-X to recommend APPROVAL of the proposed code amendment to the Edgewood Municipal Code (EMC) pertaining to the Sign Code, and to send their recommendation to the City Council for consideration.

It is the recommendation of the City of Edgewood Planning Commission to approve the drafted EMC amendments as presented in the staff report and attachments submitted by CED Director Darren Groth for the March 8, 2021 Planning Commission agenda.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 8TH DAY OF MARCH 2021.**

Planning Commission Chair

Attest by:

Evan Hietpas
Associate Planner



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: March 8, 2021

Title: Town Center (TC)

Attachments: 1) Zoning and Development Standards Ordinance Crosswalk
2) Draft recommendation letter, prepared by city staff

Submitted By: Evan Hietpas, Associate Planner

Prior Actions

- April 7, 2020: BERK presented their *Planning and Economic Study for the Town Center and Mixed Use Residential Districts* to City Council
- May 26, 2020: City Council adopted the 2020 Work Plan, including the Town Center (TC) item
- September 14, 2020: Planning Commission requested to include TC as a discussion item
- October 12, 2020: staff presented an in-depth introduction to the TC discussion
- December 14, 2020: Planning Commission discussed Town Center and Berk's 2020 *Planning and Economic Development Study for the Town Center and Mixed Use Residential Districts* (Berk Report)
- January 11, 2021: Planning Commission discussed methods to promote development in Town Center in accordance with the City's Comprehensive Plan, Town Center Design Guidelines, Town Center and Meridian Avenue Corridor Master Plans, the 2010 Meridian Corridor Development Memo from CREA Affiliates, and the 2020 Berk Report, which included the following next steps: adopt a Town Center Subarea Plan, adjust the current State Environmental Policy Act (SEPA) categorical exemptions, pursue public-private partnerships, and enhance community engagement.
- February 8, 2021: Planning Commission continued the discussion on strategies to promote the development of Town Center consistent with the vision discussed on January 11.

Background

Edgewood's Town Center district is considered the "*Heart of Edgewood*," as stated in Goal LU.V of the City's Comprehensive Plan. The City's Vision Statement describes Town Center as our commercial hub and home to a vibrant local economy. This is the area that incorporates pedestrian and bike paths; connecting people and places throughout our community. Town Center will showcase a variety of vertical and horizontal mixed use development, pedestrian-oriented retail, civic uses, and housing; including multifamily, senior and affordable units. Quality planning efforts will be needed to ensure every development supports the Town Center as outlined in the Comprehensive Plan. There are several Comprehensive Plan policies below that identify specific strategies to help implement the "*Heart of Edgewood*" Town Center concept.

- Consider leveraging City-owned property along Meridian Avenue East to catalyze the development of Town Center, (LU.V.b).
- Explore partnerships with developers to support development of unique, community-serving projects such as co-working spaces or a community center. (LU.V.c).
- Support the development of distinctive landmarks within Town Center. (LU.V.d).
- Explore opportunities for public spaces and recreation facilities. (LU.V.h).
- Prioritize investments that support development of Edgewood's Town Center, such as investments that improve transportation systems and public spaces. (LU.V.j).

Discussion

The discussion of Town Center formally began on December 14, 2020. At this meeting, city staff provided a detailed presentation on pertinent information such as the City's development standards and the Town Center vision. While many documents have been provided and referenced in regard to the vision of Town Center, a crosswalk is included as Attachment 1 that identifies historic City ordinances that were adopted to address development in Edgewood in order to further the understanding of how the City's development standards have changed over time.

Additionally, at the December meeting, staff outlined the strategy for subsequent discussions on Town Center. For April 12, 2021, the Planning Commission is aiming to provide a recommendation to City Council that identifies a clear strategy to promote the development of Town Center consistent with the City's Comprehensive Plan.

Staff Recommendation

Over the past several months, the Planning Commission has made great progress in the discussions to determine which actions are necessary to "make it happen." A formal recommendation of the three actions that staff believes should be pursued is provided as Attachment 2. The recommendations would promote development in a manner that is consistent with Edgewood's vision, goals, and policies for Town Center.

Zoning and Development Standards Ordinances

<u>Ordinance Number</u>	<u>Date Adopted</u>	<u>Title</u>	<u>Action</u>
96-0025	22-Feb-96	Zoning (Repealed by 99-132)	Adopts by reference Title 18 of the Pierce County Code and Zoning Map
97-0068	13-Feb-97	Design standards (Repealed by 99-129)	Adopts enforceable Design Standards upon recommendation of the Design Standards Commission (DSC)
97-0070	13-Feb-97	Zoning (Repealed by 99-132)	Amends Ordinance 96-0025, adopting the Interim Zoning Code, Table of Permitted Uses, and Official Zoning Map
97-0082	26-Jun-97	Zoning (Repealed by 99-132)	Further amends the interim zoning code and map
97-0083	26-Jun-97	Design standards (Repealed by 99-129)	DSC reviewed standards from Ord. 97-0068 and made recommendations to City Council to amend the Edgewood Design Standards
98-0110	11-Aug-98	Interim design standards (Repealed by 99-129)	Adopts amendments and additions to the Edgewood Design Standards
99-0129	9-Mar-99	Repeals Ords. 97-0068, 97-0083, and 98-0110, Design Standards	Repeals and replaces Ords. 97-0068, 97-0083, and 98-0110 with the adoption of the Edgewood Design Standards
99-0132	9-Mar-99	Repeals prior zoning and adopts new zoning code and official map	Repeals and replaces Ords. 97-0025, 97-0070, and 97-0082 with the adoption of the amended zoning code and official zoning map
03-0203	27-May-03	Repeal Title 17-18; add new Title 18, development standards	Repeals and replaces EMC Title 18, Zoning and adopts a new Title 18, Development Standards, and repeals EMC Title 17, Planning and Development
03-0211	8-Jul-03	Design standards (Repealed by 11-360)	Minor amendment to EMC 18.90.050(PP) regarding the applicability of the City's design standards to include Townhouse use
05-0252	28-Jun-05	Zoning	Allow manufactured housing use in all zones allowing single-family detached residences, as required by state law (2004 SB 6395) effective July 1, 2005
05-0258	22-Nov-05	Mixed use residential zoning district	Allow 50 percent maximum lot coverage in MR2 zone under EMC 18.80.050.E.3.b
06-0268	13-Jun-06	Land use zones	Amend EMC 18.80 regarding impervious surface and lot coverage standards and amends EMC 18.20 definitions
07-0284	13-Mar-07	Zoning map, land use zones	Amend EMC 18.80.080 to add a new Town Center density overlay zone (10 dua in TC and 16 dua in TC Density Overlay Zone)
08-0301	25-Mar-08	Development standards	Amends EMC to revise lot coverage and impervious surface requirements for residential and non-residential development in TC and C zones
09-0320	22-Sep-09	Landscaping standards	Amends EMC 18.90.090.D regarding min. landscape requirements for property abutting Hwy 161 (eliminates 40-foot Type II min. depth of landscaping)
09-0321	22-Sep-09	Roof Pitch (Repealed by 11-0360)	Amends EMC Section 18.90.050.W and Figure 16 regarding architectural scale and roof pitch requirements (deletes 4:12 min. roof pitch)
09-0322	22-Sep-09	Building height standards	Amends EMC 18.90.070 and Fig. 2 regarding building height standards (differentiates height measurements by zone, and adds Fig. 2.A)
09-0323	22-Sep-09	Building setbacks	Amends EMC 18.80.060.E, 18.80.070.E, 18.80.080.E, 18.80.090.E, 18.80.100.E regarding building setbacks (deleted references to landscape setbacks)
10-0336	9-Mar-10	Development standards in 18.90 (Repealed by 11-0360)	Deletes EMC 18.90.130.C.4.b, required parking (Struck: "required parking shall not be located in a req. front/side yard setback abutting a public street...")
10-0346	26-Oct-10	Density Standards - Min. Lot Sizes	Amends EMC 18.90.040 and Section 18.80.040-080 regarding density standards and minimum lot sizes (new standards: gross area = total area of lot; deleted buildable area and replaced with developable area; max. density for SF2, SF3, and SF5 is max number of dwelling units per new developable area and is expressed as a ratio; max density for all other zones is based on gross area (-) any critical area/buffer; new min. lot sizes SF2 from 21,780 to 18,500, SF3 from 14,520 to 12,500, SF5 from 8,712 to 6,500, MR1 from 10,890 to 7,200, MR2 from 5,445 to 3,200, MUR from 7,260 to 4,800, C from 5,445 to 4,000, TC from 4,356 to 2,800)

11-0359	26-Apr-11	Land use tables and development standards [created 18.80.080- TC, C, MUR, and BP]	Amends EMC 18.80, Land Use Zones by deleting Sections 18.80.060 MUR, 18.80.070 C, 18.80.080 TC, and 18.80.090 BP; adding a new Section 18.80.080 TC, C, MUR, BP; amending Title 18.20 Definitions and providing for new definitions; and amending Title 18.70 Land Use Types and Levels Table (Use Table)
11-0360	26-Apr-11	Adds Ch. 18.95; repeals 18.90.050, design standards	Amends EMC 18.90 by deleting Section 18.90.050- Design Standards; adds new Section 18.95- Design Standards (follows Comp Plan Amendment Ord. 10-0353 related to the Meridian Corridor code updates)
13-0397	25-Jun-13	TC, C, MUR, and BP zoning districts	Amends EMC 18.80.080- TC, C, MUR, BP by allowing Multi-Family Uses as a CUP in the BP zone
14-0414	11-Mar-14	Zoning - 18.80.080(D)	Amending EMC 18.80.080- TC, C, MUR, BP by updating and clarifying applicable setback requirements for single-family detached dwellings within the MUR zone (SF setbacks shall be 15' in front/street, 20' for garage, 25' on principal arterial or state highway, 10' rear, and 5' interior - setback remained 'None' for other uses)
14-0426	28-Oct-14	Zoning (BP zone) - 18.80.080.C	Amends EMC 18.80.080- TC, C, MUR, BP by updating and clarifying allowed uses for Health Services within the C and BP zones
15-0450	27-Oct-15	Interim zoning amendments to 18.80.080(D) - TC, C, MUR, BP zoning districts	Adopts Interim Zoning amendments to Table 2 under EMC 18.80.080- TC, C, MUR, BP on a temporary basis while the City formally studies and evaluates potential permanent amendments (requiring residential projects proposed in the TC zone to include a mix of uses - post 2015 Comp Plan)
16-0460	12-Apr-16	Renews Ord. 15-450 (interim zoning)	Renews Ord. No. 15-0450 for an additional six-month period
16-0479	13-Sep-16	Renews Ord. 15-450 (interim zoning)	Renews Ord. No. 15-0450 for an additional six-month period
17-0496	11-Apr-17	Amends 18.80.080, TC, C, MUR, BP	Amends EMC 18.80.080- TC, C, MUR, BP including revising the Use Table, Densities, and location of Mixed Uses (storage/self storage 150' req. in C and MUR; min. net density of 24 du/a in TC; residential single-use projects in TC and C must retain 150' - if greater than 3 acres; mixed-use developments 30% commercial min.; and vertical mixed-use within 5 years) [post report from 3 Square Blocks and Community Attributes, Inc.]
20-0579	9-Jun-20	Land Use Tables	Amends various sections of EMC Title 18 related to the consolidation of permitted land uses into one Land Use Table and ancillary amendments; specifically amending EMC Chapters 18.20, 18.70, 18.80, and 18.100, and EMC Sections 18.90.080, 18.90.130, and 18.95.050 (deleted and created new definitions; merged two land use tables into one Permitted Land Uses-based on the 2017 NAICS; amended 18.90.080.B Housing incentives program; revised Parking calculations in 18.90.130; amended 18.95.050 special residential design standards; and revised 18.100 development standards - Use Specific)



CITY OF EDGEWOOD TOWN CENTER DRAFT STAFF RECOMMENDATION

In order to develop Town Center consistent with the City's Comprehensive Plan goals, city staff recommends to following action:

Action 1. Set clear expectations for Town Center development by creating a Subarea plan:

- Set a clear process for public-private partnership opportunities
- Develop a strategy for the development of the City Hall/ civic campus
- Establish a list of required City-initiated actions (short, mid, and long-term)
- Target specific desired uses, e.g., library, restaurants, live/work units
 - Establish strategic implementation plans for development of the desired uses
 - Include parcel information, ownership, development potential, etc.
- Develop open space and trail networks
- Display the connectivity of roads, sidewalks, trails, etc.
- Provide a visual representation of code requirements through modeling
- Confirm appropriate SEPA exemption thresholds

Action 2. Establish meaningful relationships with diverse stakeholders through strategic communication and public engagement:

- Increase community education and engagement efforts (information on website, community magazine content, public surveys, Town Hall meetings, etc.)
- Collaborate with the Economic Development Advisory Board and the FME Chamber of Commerce to promote economic development in Town Center through branding efforts, community event planning, and business retention and recruitment.
- Establish an open space/ trail network for Town Center with the Parks and Recreation Advisory Board
- Collaborate with the City of Milton Planning Commission to promote consistent development across jurisdictional boundaries
- Partner with local developers and real estate agents to identify potential investors

Action 3. Address the 2020 BERK Report recommendations by reviewing applicable sections of the Edgewood Municipal Code (EMC).

- Ensure that the land use table promotes flexible uses (form-based approach)
- Eliminate the commercial setback allowance for residential projects to ensure that a mix of uses is achieved
- Revise the Floor to Area Ratio (FAR) table to incentivize the most desirable site characteristics and amenities
- Incorporate robust multimodal improvement requirements into development standards



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: March 8, 2021

Title: Development Standards and Public Works Standards

Attachments:

- 1a) CURRENT Pierce County Code 17B.20.005
- 1b) REVISED Draft EMC Required Improvements Table
- 2a) CURRENT Pierce County Standard Drawings (roadway sections)
- 2b) Draft Edgewood Standard Details

Submitted By: Jeremy Metzler, Public Works Director

Background:

At the February 8, 2021 Planning Commission meeting, staff shared several existing Comprehensive Plan policies they believe the City's Public Works Standards should reflect. Staff recognized the importance of adopting specific standards locally to implement these policies. Staff understands the Commission is generally in agreement with this.

One component of the currently adopted Public Works Standards being considered for incorporation locally is the Minimum Required Improvements Table, which addresses the thresholds and types of improvements applicable to a proposed development. Based on the conversation last month, staff understands the PC is in support of requiring improvements for all subdivisions, and there may be interest in providing for a fee-in-lieu-of sidewalk construction under certain circumstances (proposed density, distance to adjacent improvements, etc).

Another important component of the Public Works Standards are the Standard Drawings and Details. EMC Title 12 adopts Pierce County Code by reference, which incorporates the Pierce County Standard Drawings Manual. As shared last month, there was some preliminary work in 2014 to develop local Standard Drawings and Details. These details have not been formally adopted for use, but some elements therein appear to have been incorporated into EMC Title 18 since their development.

Discussion:

This item is a continuation of the discussion regarding the City's creation of local City of Edgewood Public Works Standards. Tonight's discussion will be centered on the following:

- Minimum Required Improvements Table
 - Simplified with reference to Standard Drawings and Details and/or EMC Title 18
 - Include consideration for "fee-in-lieu-of" program?
- Standard Drawings and Details
 - Consistency with Comprehensive Plan
 - Consistency with EMC, especially Title 18
 - Provide different sections based on roadway classification
 - State Route (Meridian)
 - Principal Arterial
 - Minor Arterial
 - Collector Arterial
 - Local Roadway
 - Alternative transportation considerations based on non-motorized plan
 - Alternative shoulder details by land use zone
 - BP/C/TC/MUR – 10'-wide sidewalks, parallel parking
 - MR-1/MR-2/SF-5 – 5'-wide sidewalks, landscape strips, parallel parking

- I – Two-way left-turn lane, 5’-wide sidewalks, planter strips
 - SF-2/SF-3 – Open drainage, separated pathways
- Code changes needed to:
 - Adopt the above components, along with local process and procedures
 - Eliminate irrelevant and/or conflicting information

Recommendation:

This discussion item may lead to formal code amendments including the addition of City of Edgewood Public Works Standards and a recommendation to City Council in the coming months. The Planning Commission may determine that further information is needed in the coming months to adequately address this topic.

17B.20.005 Required Improvement Tables. Revised 9/20

Tables 17B.20.005-1 and 17B.20.005-2 show the frontage and on-site roadway improvements required for commercial and residential type projects. Reference Title 18J PCC, Design Standards and Guidelines, for additional required improvements which may be specific to individual community plan areas. Additional improvements may also be warranted as a result of an approved traffic impact analysis.

Table 17B.20.005-1. Minimum Required Improvements for Commercial Projects												
Commercial Project Types (12)												
	New Commercial – Utility (11)		New Commercial (4)(6)		Land Division (includes Binding Site Plan with public/private roads) (3)(4)		Binding Site Plan (with shared access facility only) (4)		Expansion <60% of the building value as calculated in the IBC (4)		Site Development/ FPA (7)	
	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural
Required Improvements on Public Arterial Frontage Road (1)(2)(9)												
Shoulder 6' min. width			Yes		Yes		Yes					
Buffer or Stormwater Facility (12) 5' min. width			Yes		Yes		Yes					
Sidewalk/Walkway 5' min. width			Yes	Yes (13)	Yes	Yes	Yes	Yes				
Street Trees (5)			Yes		Yes		Yes					
Required Improvements on Public Local Frontage Road (1)(2)(9)												
Sidewalk/Walkway 5' min. width			Yes	Yes (13)	Yes	Yes	Yes	Yes				
Street Trees (5)			Yes		Yes		Yes					
Required On-Site Improvements (9)												
Roads/Shared Access Facilities (10)					Yes	Yes	Yes	Yes				
Curb					Yes – traffic curb		Yes – traffic curb					
Sidewalk					Yes							
Street Trees (5)					Yes	Yes	Yes	Yes				
Street Lights					Yes							
Connectivity per Pierce County Road Standards			Yes	Yes	Yes	Yes	Yes	Yes				

Driveway Approach	Yes	Yes	Yes	Yes	(8)	(8)	(8)	(8)	Yes	Yes	Yes	Yes
Required Off-Site Improvements												
Per PCC 17B.20.030			Yes	Yes								
Per PCC 17B.20.040			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Per PCC 17B.20.050			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		

Notes:

- (1) Requirements for exterior sidewalk and pathway shall be waived by the Department whenever a transportation improvement project providing this infrastructure is included within Pierce County's Six Year Transportation Improvement Program and is fully funded.
- (2) Additional frontage improvements may be required as a result of a traffic impact analysis.
- (3) Land Division includes all land divisions in conformance with Title 18F PCC, Development Regulations – Land Divisions and Boundary Changes.
- (4) Traffic study required if more than 25 peak hour trips (PHT) will be generated by the development.
- (5) See specific street tree requirements within Title 18J PCC, Development Regulations – Design Standards and Guidelines.
- (6) New commercial includes: new commercial building permits; attached single family and multi family; use permits; expansion > 60 percent of the building value as calculated in the IBC; Mobile Home Parks. Other commercial uses may also apply.
- (7) Forest Practice Application (FPA). Haul route bond may be required.
- (8) Driveway approach required for shared access facilities, alley access and any lot proposed to have direct access to an existing public or private road.
- (9) Reference the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County.
- (10) Legal and physical access must be provided to each proposed lot utilizing an appropriate county road or shared access standard.
- (11) Cell towers, water tank, and other utilities that require a building permit, but generate less than one ADT.
- (12) See also the Pierce County Stormwater Management and Site Development Manual.
- (13) See PCC 17B.20.008.

Table 17B.20.005-2. Minimum Required Improvements for Residential Projects											
Residential Project Types (13)											
	Detached Single Family/Dwelling Unit Planned Development District (4)(12)		Land Division > 2 lots (3)(4)(12)		Land Division < = 2 lots (3)(12)		Small Lot Subdivision (4)	Low Impact Subdivision (4)(8)		Single- and Two-Family Dwelling Units	
	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Urban	Rural	Urban	Rural
Required Improvements on Public Arterial Frontage Road (1)(2)(7)											
Shoulder 6' min. width	Yes		Yes				Yes	Yes			
Buffer or Stormwater Facility (13) 5' min. width	Yes		Yes				Yes	Yes			
Sidewalk/Walkway 5' min. width	Yes		Yes				Yes	Yes			
Street Trees (5)	Yes		Yes				Yes	Yes			
Required Improvements on Public Local Frontage Road (1)(2)(7)											

Sidewalk/Walkway 5' min. width	Yes		Yes				Yes	Yes			
Street Trees (5)	Yes		Yes				Yes	Yes			
Required On-Site Improvements (7)(9)											
Local Roads/Shared Access Facility (12)	Yes	Yes	Yes	Yes	Yes	Yes					
Small Lot Roads							Yes				
LID Roads (8)								Yes	Yes		
Curb	Yes – Traffic curb (11)		Yes – Traffic curb (11)				Yes – Traffic curb (11)				
Sidewalk	Yes		Yes				Yes	Yes			
Street Trees (5)	Yes	Yes	Yes	Yes	(3)		Yes	Yes	Yes		
Street Lights	Yes		Yes				Yes	Yes			
Road Connectivity per P.C. Road Standards (12)	Yes	Yes	Yes	Yes			Yes	Yes	Yes		
Sidewalk Connectivity (12)	Yes		Yes				Yes	Yes			
Driveway Approach	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	Yes	Yes
Required Off-Site Improvements											
Per PCC 17B.20.040	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Per PCC 17B.20.050	Yes	Yes	Yes	Yes			Yes	Yes	Yes		
Per PCC 17B.20.012 and 17B.20.014										Yes	Yes
Per PCC 17B.10.116										Yes	Yes

Notes:

- (1) Requirements for exterior sidewalk and pathway shall be waived by the Department whenever a transportation improvement project providing this infrastructure is included within Pierce County's Six Year Transportation Improvement Program and is fully funded.
- (2) Additional frontage and offsite improvements may be required as a result of a traffic impact analysis.
- (3) Land Division: includes all land divisions in conformance with Title 18F PCC for both public and private roads.
- (4) Traffic study required if more than 25 peak hour trips (PHT) will be generated by the development.
- (5) See specific street tree requirements within Title 18J PCC, Development Regulations – Design Standards and Guidelines.
- (6) Driveway approach required for shared access facilities, alley access, and any lot proposed to have direct access to an existing public or private road.
- (7) Reference the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County.
- (8) Projects that intend to utilize low impact development techniques for managing stormwater runoff must utilize the design criteria contained in Volume VI of the Pierce County Stormwater Management and Site Development Manual (Title 17A). These criteria shall be utilized for the design of all private roads, alleys, or shared accesses within the project. Volume VI supersedes certain standards, criteria, and requirements contained in Title 17B. Standards, criteria, and requirements within Title 17B not specifically superseded by Volume VI are still applicable to low impact developments.
- (9) Legal and physical access must be provided to each proposed lot utilizing an appropriate road or shared access standard.
- (10) Detached single-family dwelling unit Planned Development Districts can be served by a shared access facility if the average

daily traffic (ADT) generated will be less than 60 ADT. Otherwise legal and physical access will need to be provided utilizing a County road standard.

(11) When the length of full height traffic curbing is reduced to short segments due to driveway spacing, rolled curbing may be used with prior County approval.

(12) Shared access facilities carry a maximum of 60 ADT. When shared access facilities are allowed, sidewalks, road connectivity, and sidewalk connectivity are not required.

(13) See also the Pierce County Stormwater Management and Site Development Manual.

(Ord. 2020-13 § 1, 2020; Ord. 2018-68s § 1 (part), 2018; Ord. 2017-28s § 4 (part), 2017; Ord. 2015-55s § 1 (part), 2015; Ord. 2012-2s § 3 (part), 2012; Ord. 2010-70s § 6 (part), 2010)

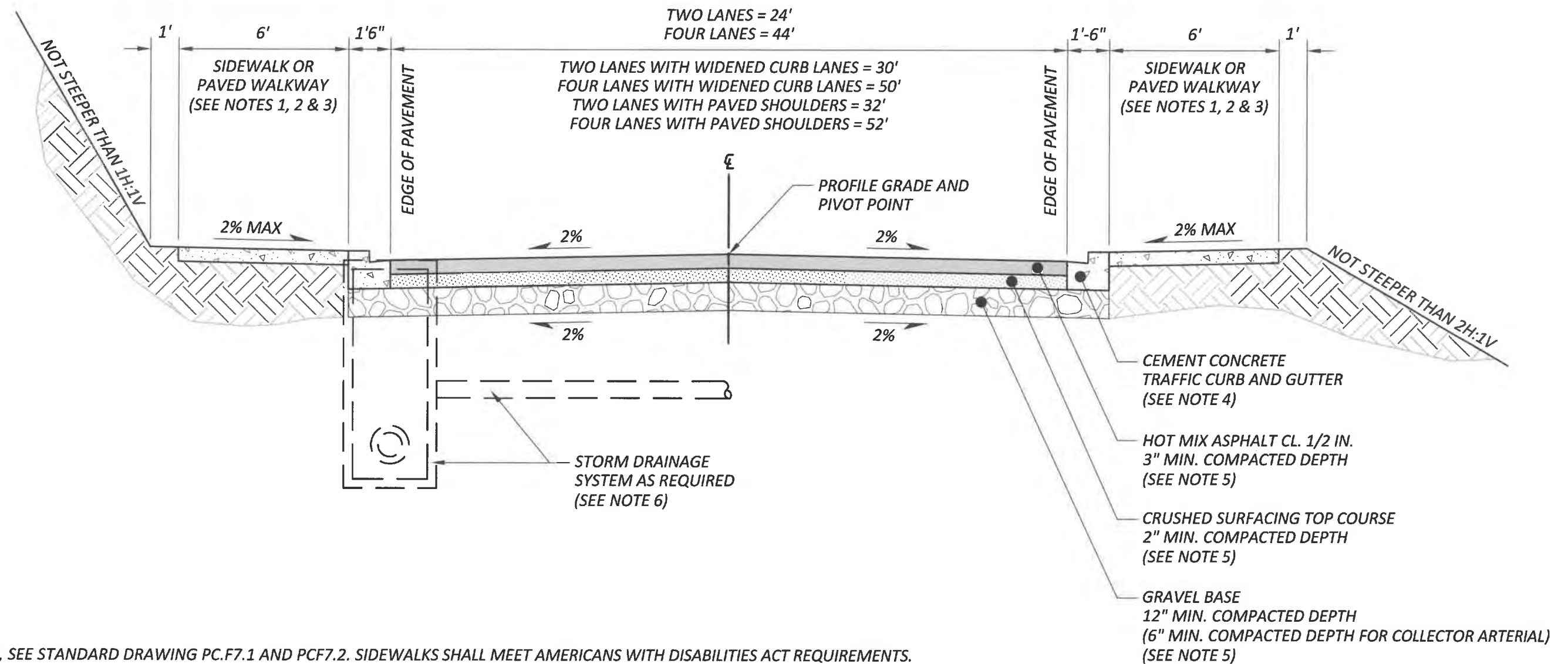
12.02.XXX Proposed Development Improvements.

Table 12.02.XXX-1 shows what frontage, onsite and offsite street improvements are required for commercial and residential type projects. Additional improvements may also be warranted because of an approved traffic impact analysis, or as required under Chapters 18.90 and 18.95 EMC.

Table 12.02.XXX-1. Minimum Required Improvements				
	New Building Permit (4)(5)	Expansion <60% of the building value as calculated in the IBC (4)	Land Division (3)(4)(8)	Single- and Two-Family Dwelling Units
Public Frontage Road (1)(2)(6)	Yes		Yes	
On-Site Improvements (6)(7)			Yes (9)	
Off-Site Improvements (see EMC 12.02.XXX)	Yes	Yes	Yes	Yes

Notes:

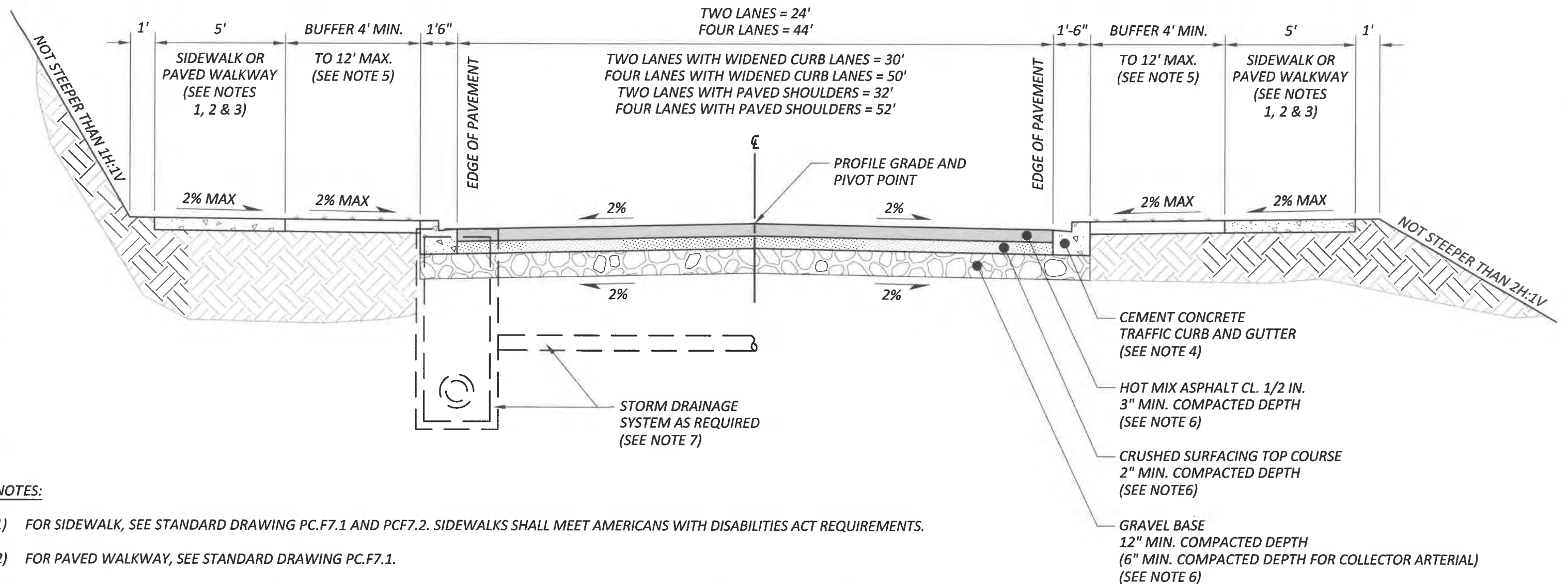
- (1) Requirements for exterior sidewalk and/or pathway may be waived by the Department whenever a transportation improvement project providing this infrastructure is included within the City's Six Year Transportation Improvement Program and is fully funded.
- (2) Additional frontage and/or offsite improvements may be required as a result of a traffic impact analysis.
- (3) Land Division includes all land divisions in conformance with Title 16 EMC.
- (4) Traffic study required if more than 25 peak hour trips (PHT) will be generated by the development.
- (5) New Building Permits include: new commercial (i.e., non-SFR) building permits; attached single family and multi family; use permits; expansion > 60 percent of the building value as calculated in the IBC. Other commercial uses may also apply, but cell towers, water tanks, and other utilities that require a building permit and generate less than one ADT do not apply.
- (6) Reference the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County.
- (7) Legal and physical access must be provided to each proposed lot utilizing an appropriate city road or shared access standard.
- (8) Shared access facilities carry a maximum of 60 ADT. When shared access facilities are allowed, sidewalks, road connectivity, and sidewalk connectivity are not required.
- (9) When the length of full height traffic curbing is reduced to short segments due to driveway spacing, rolled curbing may be used with prior City approval.

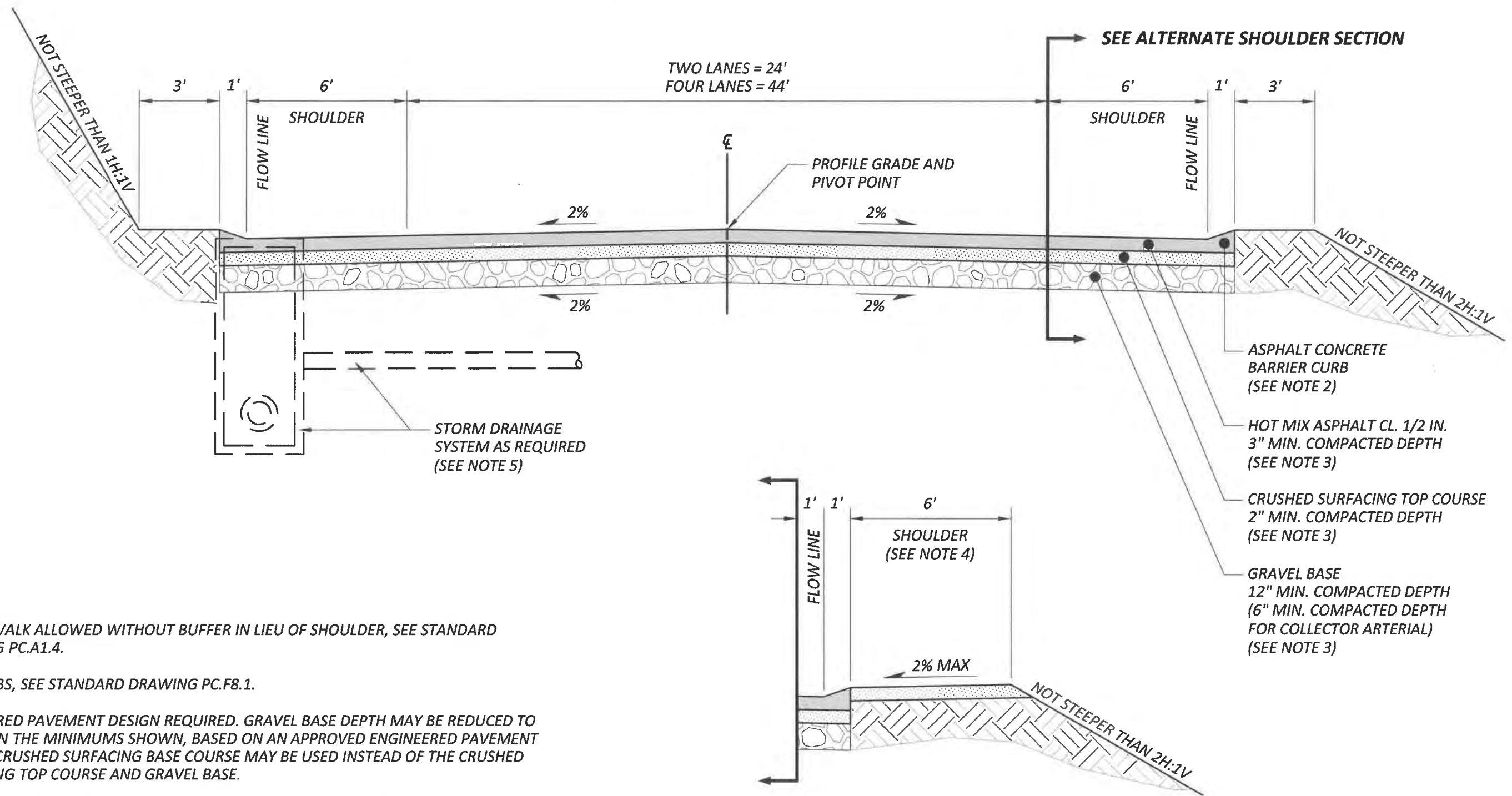


NOTES:

- 1) FOR SIDEWALK, SEE STANDARD DRAWING PC.F7.1 AND PCF7.2. SIDEWALKS SHALL MEET AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- 2) FOR PAVED WALKWAY, SEE STANDARD DRAWING PC.F7.1.
- 3) SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE NEWLY CONSTRUCTED OR RECONSTRUCTED ROADS. HOWEVER, WHEN IT CAN BE SHOWN THAT THERE ARE NO PRESENT OR FUTURE PEDESTRIAN NEEDS TO BE SERVED, THE COUNTY ENGINEER OR HIS/HER DESIGNEE MAY WAIVE THE REQUIREMENT TO BUILD SIDEWALK ON ONE SIDE OF THE ROAD.
- 4) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 5) ENGINEERED PAVEMENT DESIGN REQUIRED. GRAVEL BASE DEPTH MAY BE REDUCED TO LESS THAN THE MINIMUMS SHOWN, BASED ON AN APPROVED ENGINEERED PAVEMENT DESIGN. CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 6) FOR ALTERNATIVE STORM DRAINAGE SYSTEMS SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)



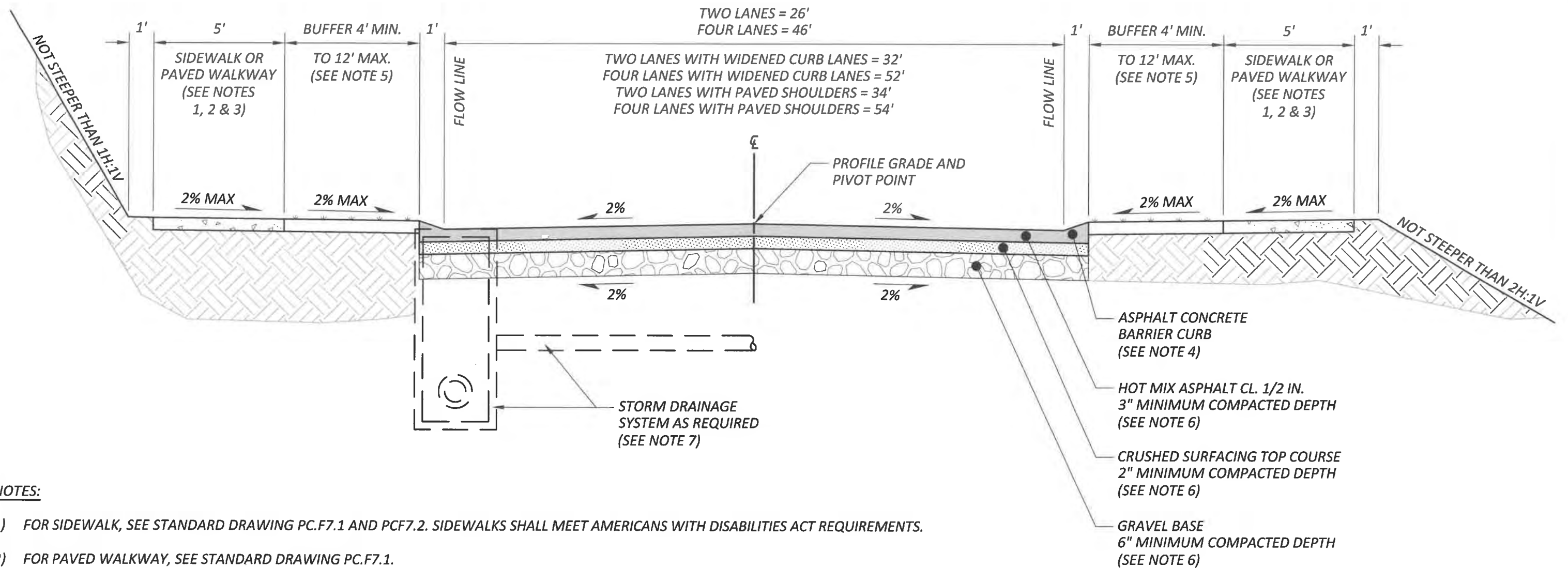


NOTES:

- 1) NO SIDEWALK ALLOWED WITHOUT BUFFER IN LIEU OF SHOULDER, SEE STANDARD DRAWING PC.A1.4.
- 2) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 3) ENGINEERED PAVEMENT DESIGN REQUIRED. GRAVEL BASE DEPTH MAY BE REDUCED TO LESS THAN THE MINIMUMS SHOWN, BASED ON AN APPROVED ENGINEERED PAVEMENT DESIGN. CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 4) ALTERNATE SHOULDER MATERIAL, 2" COMPACTED DEPTH OF EITHER CRUSHED SURFACING TOP COURSE OR CRUSHED SURFACING BASE COURSE. RECYCLED MATERIAL SHALL NOT BE ALLOWED IN THE SHOULDER SURFACING.
- 5) FOR ALTERNATIVE STORM DRAINAGE SYSTEMS SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

ALTERNATE SHOULDER SECTION FOR COLLECTOR ARTERIALS

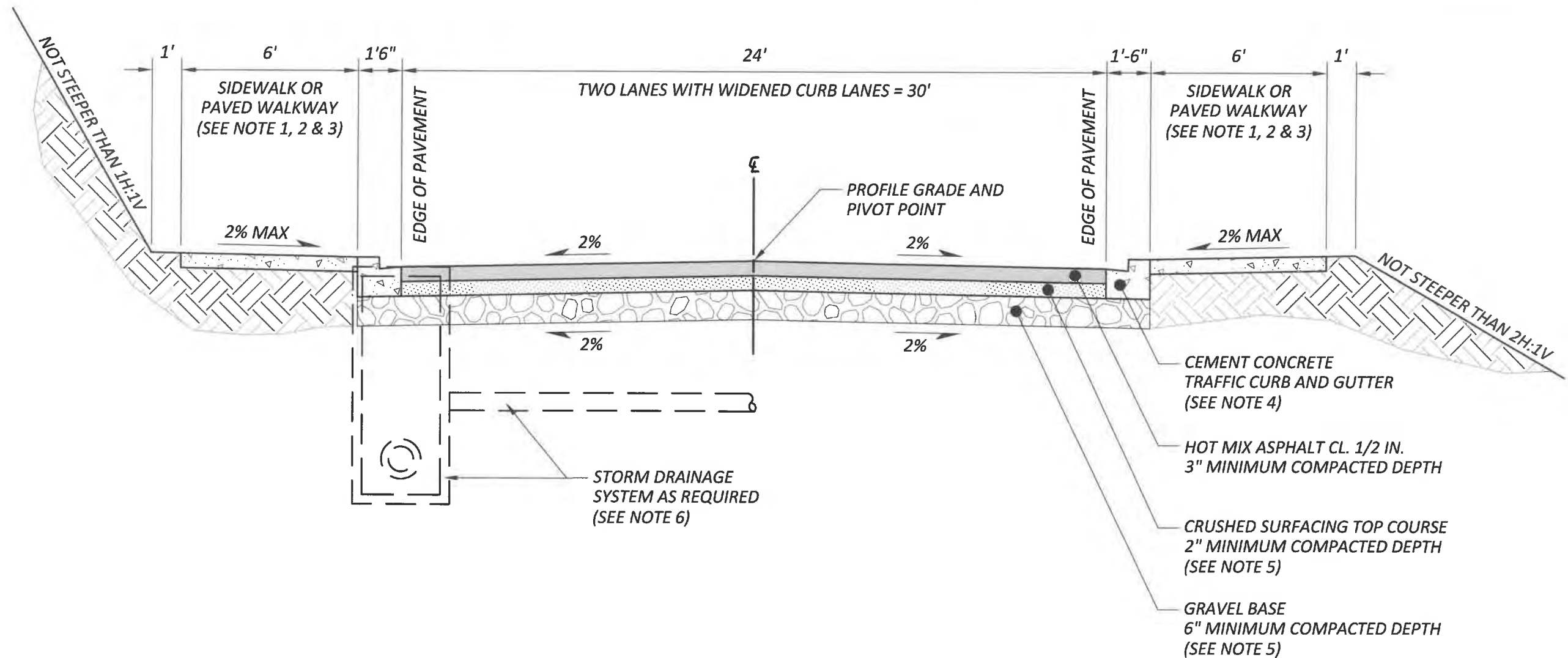
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NOTES:

- 1) FOR SIDEWALK, SEE STANDARD DRAWING PC.F7.1 AND PCF7.2. SIDEWALKS SHALL MEET AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- 2) FOR PAVED WALKWAY, SEE STANDARD DRAWING PC.F7.1.
- 3) SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE NEWLY CONSTRUCTED OR RECONSTRUCTED ROADS. HOWEVER, WHEN IT CAN BE SHOWN THAT THERE ARE NO PRESENT OR FUTURE PEDESTRIAN NEEDS TO BE SERVED, THE COUNTY ENGINEER OR HIS/HER DESIGNEE MAY WAIVE THE REQUIREMENT TO BUILD SIDEWALK ON ONE SIDE OF THE ROAD.
- 4) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 5) BUFFER TO BE NATIVE VEGETATION, GRASS OR GROUND COVER NOT TO EXCEED 24" IN HEIGHT ABOVE THE ROADWAY SURFACE, AS APPROVED BY ENGINEER. SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.
- 6) ENGINEERED PAVEMENT DESIGN REQUIRED. GRAVEL BASE DEPTH MAY BE REDUCED TO LESS THAN THE MINIMUMS SHOWN, BASED ON AN APPROVED ENGINEERED PAVEMENT DESIGN. CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 7) FOR ALTERNATIVE STORM DRAINAGE SYSTEMS SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)



NOTES:

- 1) FOR SIDEWALK, SEE STANDARD DRAWING PC.F7.1 AND PCF7.2. SIDEWALKS SHALL MEET AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- 2) FOR PAVED WALKWAY, SEE STANDARD DRAWING PC.F7.1.
- 3) SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE NEWLY CONSTRUCTED OR RECONSTRUCTED ROADS. HOWEVER, WHEN IT CAN BE SHOWN THAT THERE ARE NO PRESENT OR FUTURE PEDESTRIAN NEEDS TO BE SERVED, THE COUNTY ENGINEER OR HIS/HER DESIGNEE MAY WAIVE THE REQUIREMENT TO BUILD SIDEWALK ON ONE SIDE OF THE ROAD.
- 4) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 5) CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 6) FOR ALTERNATIVE STORM DRAINAGE SYSTEMS SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)



Pierce County

Planning & Public Works
Office of the County Engineer



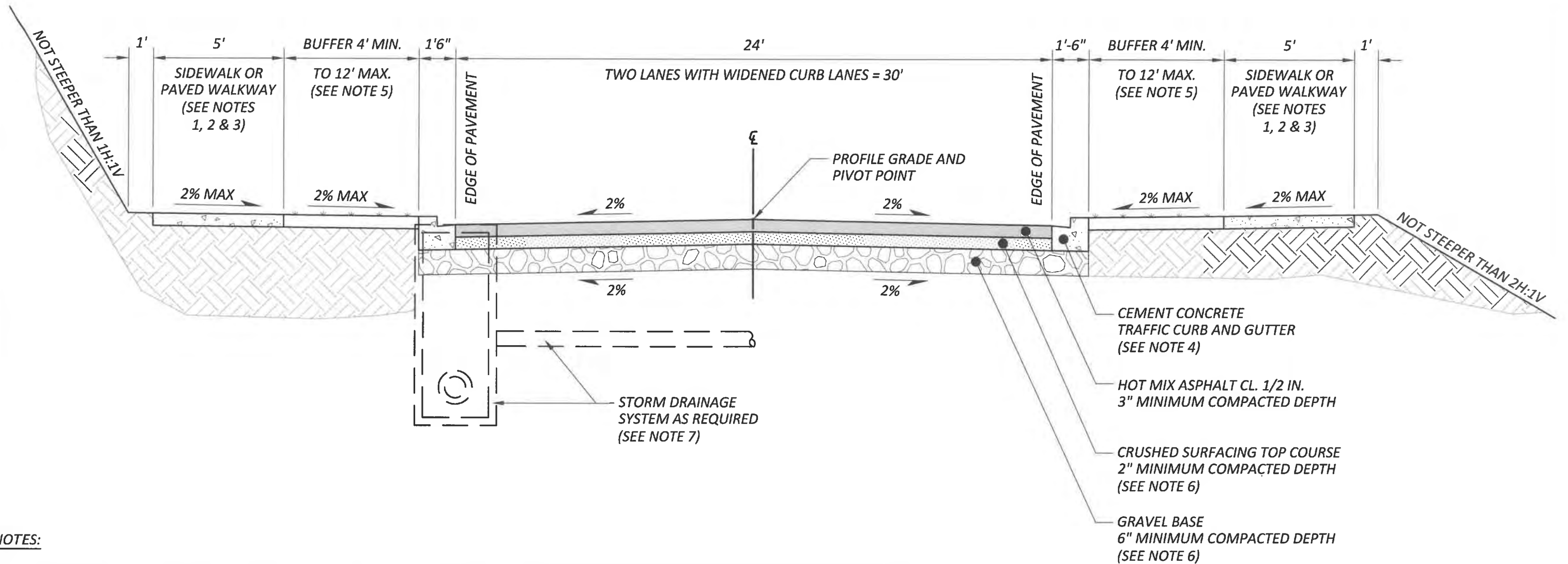
APPROVED BY:
COUNTY ENGINEER

4-1-19

DATE

**LOCAL ROAD FEEDER WITH
CEMENT CONCRETE TRAFFIC CURB
AND GUTTER AND SIDEWALK,
CLOSED DRAINAGE**

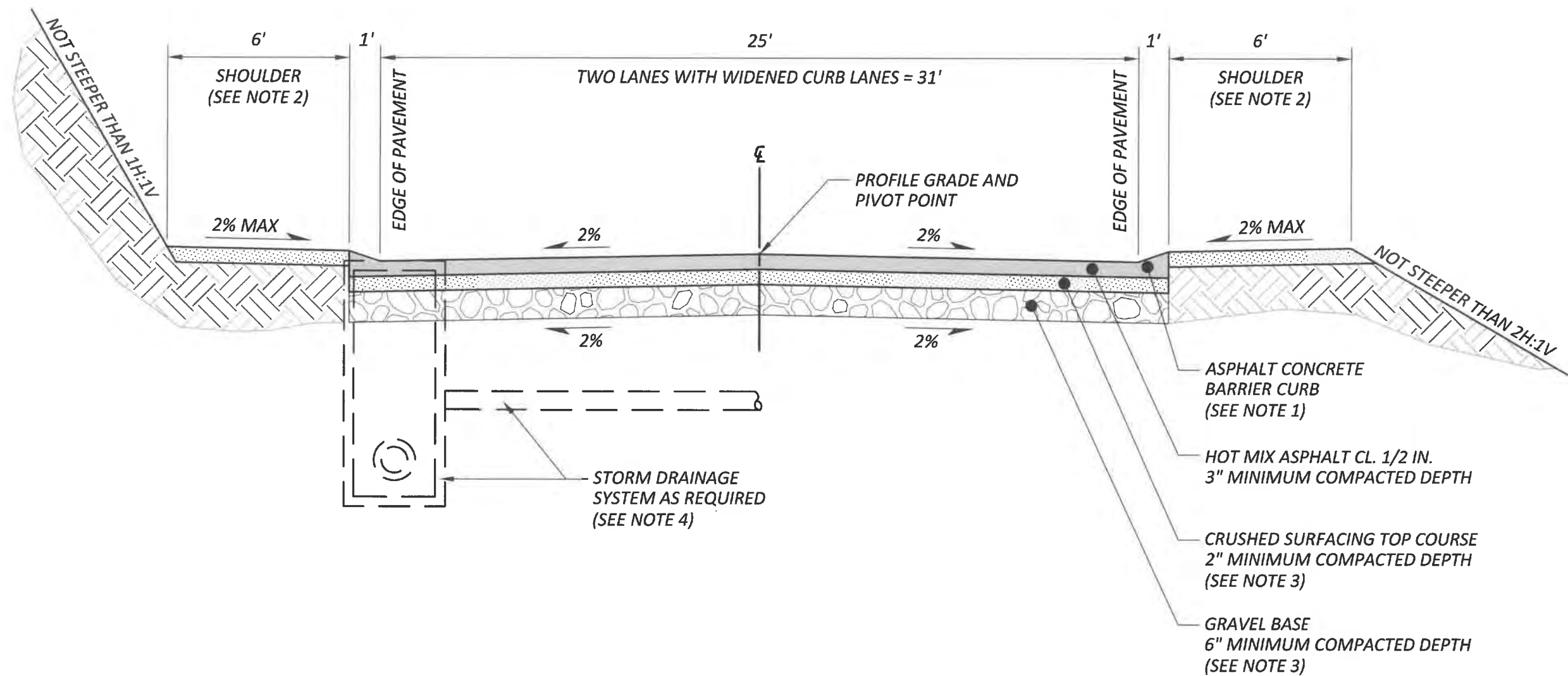
STANDARD DRAWING PC.A2.1



NOTES:

- 1) FOR SIDEWALK, SEE STANDARD DRAWING PC.F7.1 AND PCF7.2. SIDEWALKS SHALL MEET AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- 2) FOR PAVED WALKWAY, SEE STANDARD DRAWING PC.F7.1.
- 3) SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE NEWLY CONSTRUCTED OR RECONSTRUCTED ROADS. HOWEVER, WHEN IT CAN BE SHOWN THAT THERE ARE NO PRESENT OR FUTURE PEDESTRIAN NEEDS TO BE SERVED, THE COUNTY ENGINEER OR HIS/HER DESIGNEE MAY WAIVE THE REQUIREMENT TO BUILD SIDEWALK ON ONE SIDE OF THE ROAD.
- 4) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 5) BUFFER TO BE NATIVE VEGETATION, GRASS OR GROUND COVER NOT TO EXCEED 24" IN HEIGHT ABOVE THE ROADWAY SURFACE, AS APPROVED BY ENGINEER. SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.
- 6) CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 7) FOR ALTERNATIVE STORM DRAINAGE SYSTEMS SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)

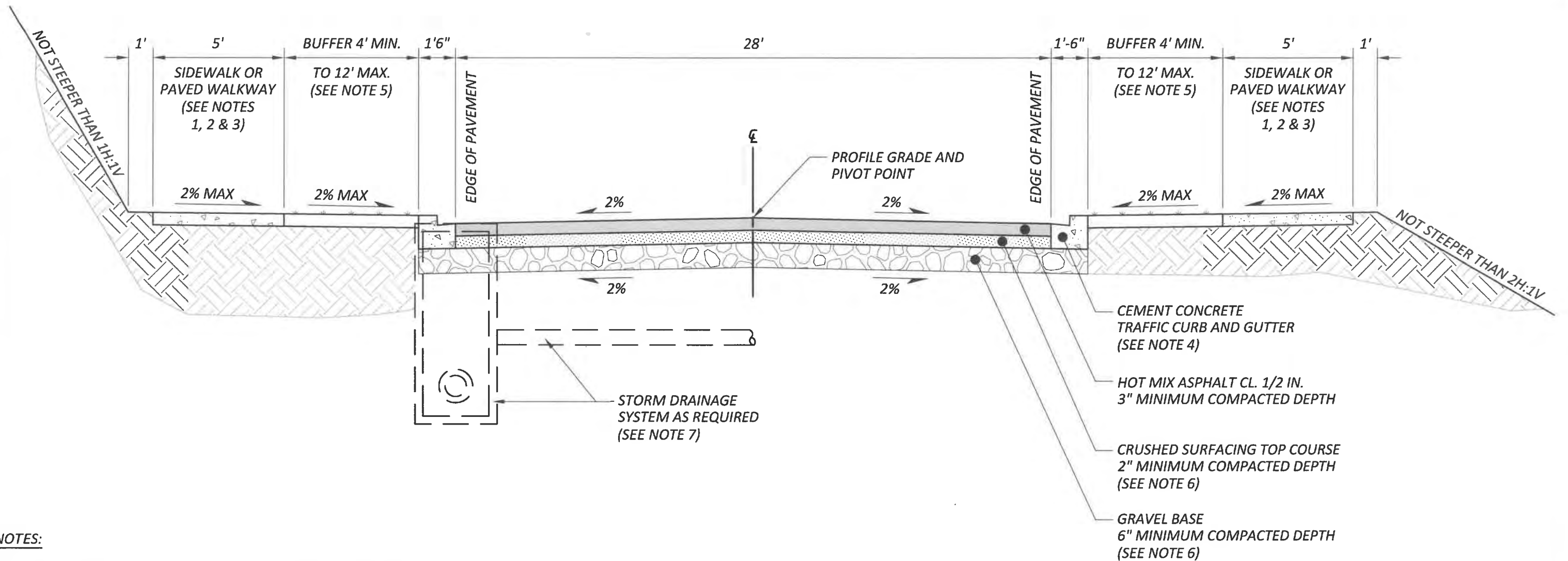


NOTES:

- 1) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 2) SHOULDER MATERIAL, 2" COMPACTED DEPTH OF EITHER CRUSHED SURFACING TOP COURSE OR CRUSHED SURFACING BASE COURSE. RECYCLED MATERIAL SHALL NOT BE ALLOWED IN THE SHOULDER SURFACING.
- 3) CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 4) FOR ALTERNATIVE STORM DRAINAGE SYSTEMS SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)

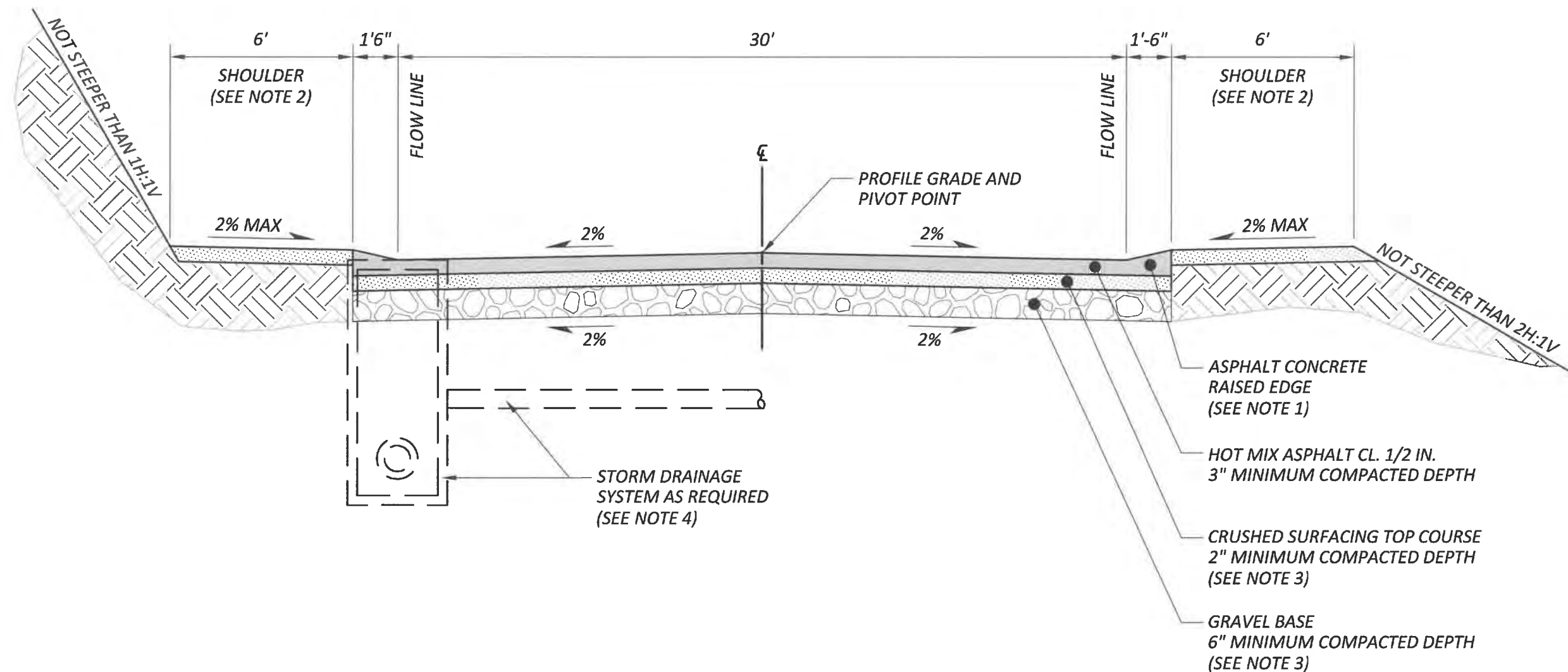
STANDARD DRAWING PC.A2.4



NOTES:

- 1) FOR SIDEWALK, SEE STANDARD DRAWING PC.F7.1 AND PCF7.2. SIDEWALKS SHALL MEET AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- 2) FOR PAVED WALKWAY, SEE STANDARD DRAWING PC.F7.1.
- 3) SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE NEWLY CONSTRUCTED OR RECONSTRUCTED ROADS. HOWEVER, WHEN IT CAN BE SHOWN THAT THERE ARE NO PRESENT OR FUTURE PEDESTRIAN NEEDS TO BE SERVED, THE COUNTY ENGINEER OR HIS/HER DESIGNEE MAY WAIVE THE REQUIREMENT TO BUILD SIDEWALK ON ONE SIDE OF THE ROAD.
- 4) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 5) BUFFER TO BE NATIVE VEGETATION, GRASS OR GROUND COVER NOT TO EXCEED 24" IN HEIGHT ABOVE THE ROADWAY SURFACE, AS APPROVED BY ENGINEER. SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.
- 6) CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 7) FOR ALTERNATIVE STORM DRAINAGE SYSTEMS SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)



NOTES:

- 1) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 2) SHOULDER MATERIAL, 2" COMPACTED DEPTH OF EITHER CRUSHED SURFACING TOP COURSE OR CRUSHED SURFACING BASE COURSE. RECYCLED MATERIAL SHALL NOT BE ALLOWED IN THE SHOULDER SURFACING.
- 3) CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 4) FOR ALTERNATIVE STORM DRAINAGE SYSTEMS SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)



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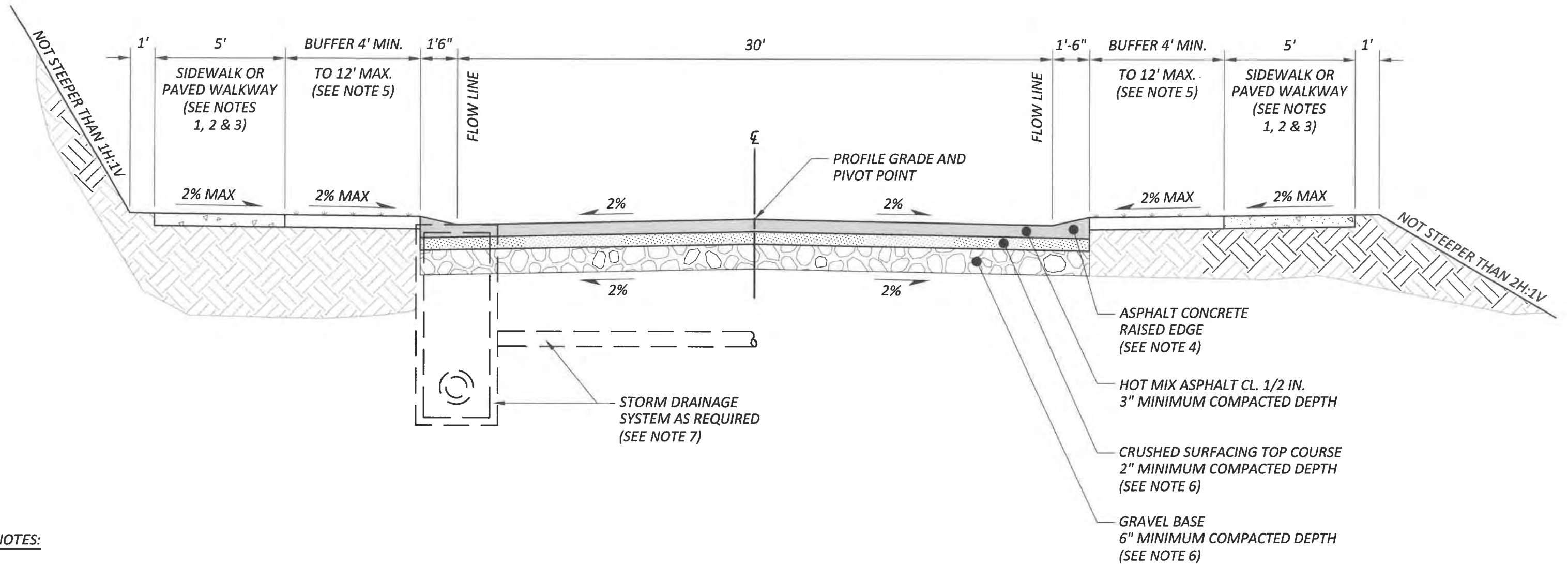
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4-1-19

DATE

**LOCAL ROAD MINOR AND CUL-DE-SAC
WITH ASPHALT CONCRETE RAISED
EDGE AND SHOULDER,
CLOSED DRAINAGE**

STANDARD DRAWING PC.A3.3

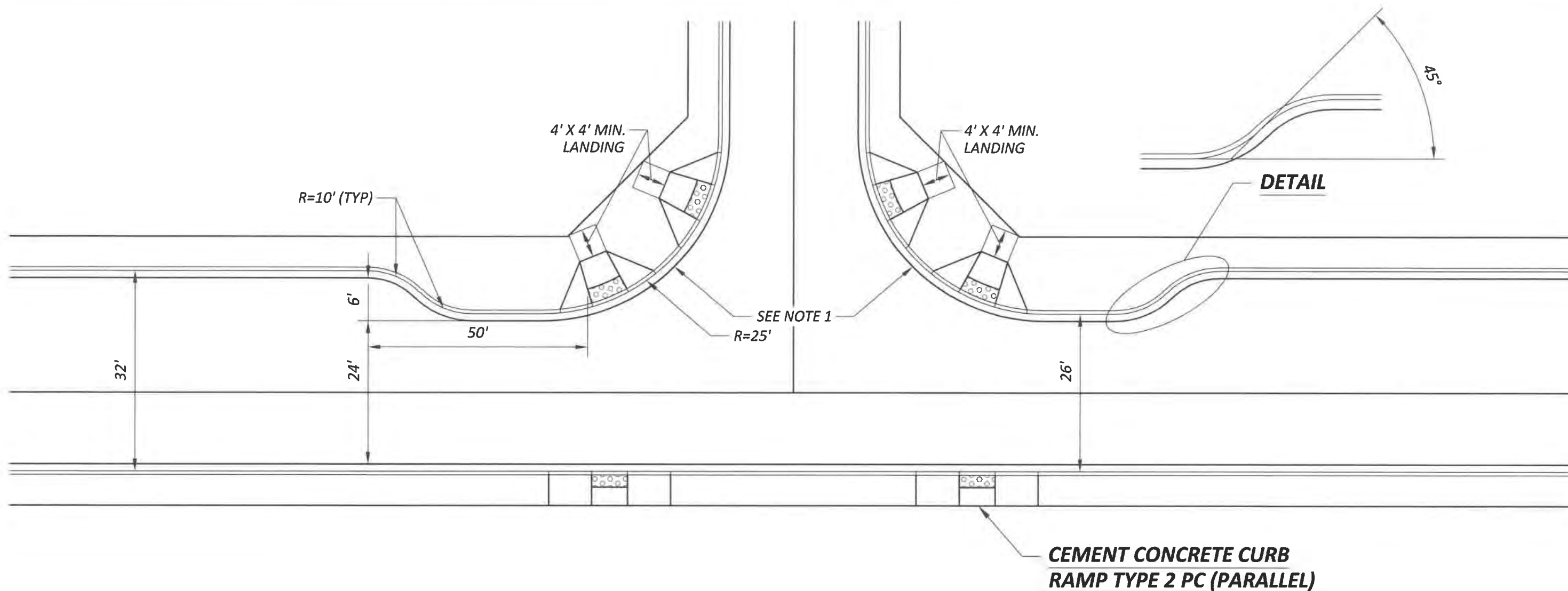


NOTES:

- 1) FOR SIDEWALK, SEE STANDARD DRAWING PC.F7.1 AND PCF7.2. SIDEWALKS SHALL MEET AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- 2) FOR PAVED WALKWAY, SEE STANDARD DRAWING PC.F7.1.
- 3) SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE NEWLY CONSTRUCTED OR RECONSTRUCTED ROADS. HOWEVER, WHEN IT CAN BE SHOWN THAT THERE ARE NO PRESENT OR FUTURE PEDESTRIAN NEEDS TO BE SERVED, THE COUNTY ENGINEER OR HIS/HER DESIGNEE MAY WAIVE THE REQUIREMENT TO BUILD SIDEWALK ON ONE SIDE OF THE ROAD.
- 4) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 5) BUFFER TO BE NATIVE VEGETATION, GRASS OR GROUND COVER NOT TO EXCEED 24" IN HEIGHT ABOVE THE ROADWAY SURFACE, AS APPROVED BY ENGINEER. SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.
- 6) CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 7) FOR ALTERNATIVE STORM DRAINAGE SYSTEMS SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)

STANDARD DRAWING PC.A3.5



NOTES:

- 1) FOR SIDEWALK RAMPS, SEE STANDARD DRAWING PC.F8.4 AND PC.F8.5, CEMENT CONCRETE CURB RAMP TYPE 1 PC (PERPENDICULAR). RAMPS ARE TYPICALLY LOCATED AT THE 1/4 RADIUS POINTS.
- 2) SEE STANDARD DRAWING PC.A3.5 FOR LOCAL ROAD MINOR WITH PARKING DETAILS.

(NOT TO SCALE)



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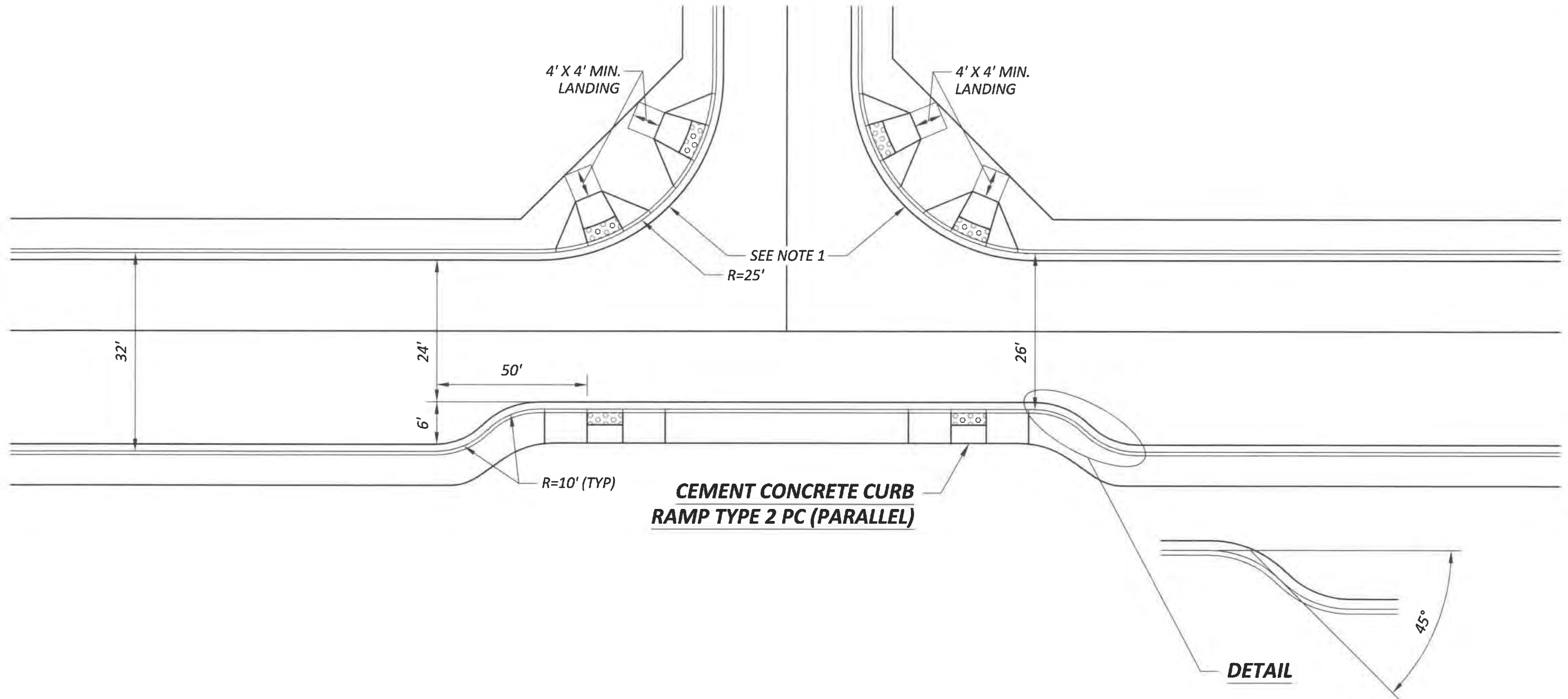
APPROVED BY:
COUNTY ENGINEER

4-1-19

DATE

**LOCAL ROAD MINOR WITH PARKING,
CEMENT CONCRETE TRAFFIC CURB AND GUTTER
AND SIDEWALK, CLOSED DRAINAGE
OPTION 1**

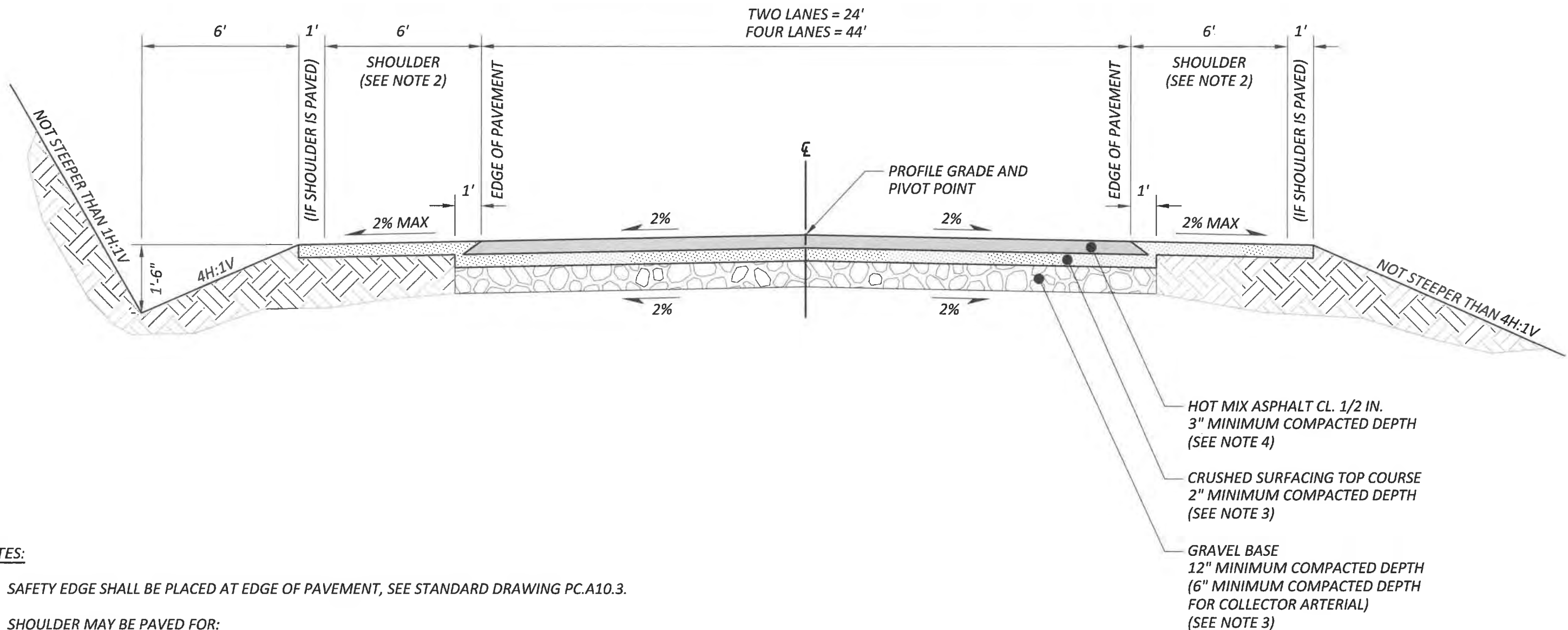
STANDARD DRAWING PC.A3.6



NOTES:

- 1) FOR SIDEWALK RAMPS, SEE STANDARD DRAWING PC.F8.4 AND PC.F8.5, CEMENT CONCRETE CURB RAMP TYPE 1 PC (PERPENDICULAR). RAMPS ARE TYPICALLY LOCATED AT THE 1/4 RADIUS POINTS.
- 2) SEE STANDARD DRAWING PC.A3.5 FOR LOCAL ROAD MINOR WITH PARKING DETAILS.

(NOT TO SCALE)



NOTES:

- 1) SAFETY EDGE SHALL BE PLACED AT EDGE OF PAVEMENT, SEE STANDARD DRAWING PC.A10.3.
- 2) SHOULDER MAY BE PAVED FOR:
MAJOR ARTERIALS;
SECONDARY ARTERIALS IN URBAN AREAS;
SECONDARY ARTERIALS IN RURAL AREAS WITH SPEED LIMITS OVER 35 MPH.
SHOULDER PAVING SECTION MUST BE THE SAME AS ROAD SECTION AND SHALL INCLUDED SAFETY EDGE AT EDGE OF PAVEMENT.
- 3) SHOULDER MATERIAL, 2" COMPACTED DEPTH OF EITHER CRUSHED SURFACING TOP COURSE OR CRUSHED SURFACING BASE COURSE. RECYCLED MATERIAL SHALL NOT BE ALLOWED IN THE SHOULDER SURFACING.
- 4) ENGINEERED PAVEMENT DESIGN REQUIRED. GRAVEL BASE DEPTH MAY BE REDUCED TO LESS THAN THE MINIMUMS SHOWN, BASED ON AN APPROVED ENGINEERED PAVEMENT DESIGN. CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 5) DRAINAGE NEEDS TO MEET REQUIREMENTS OF PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)



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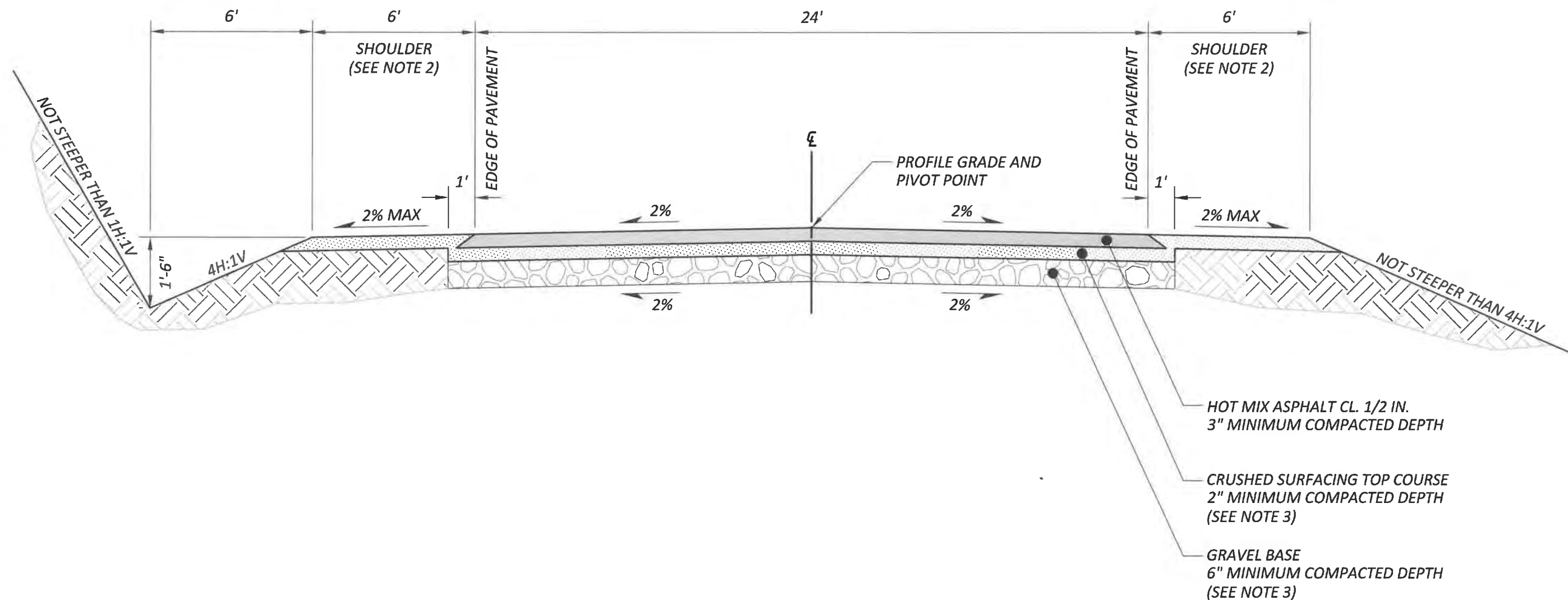
APPROVED BY:
COUNTY ENGINEER

4-1-19

DATE

**ARTERIAL,
OPEN DRAINAGE**

STANDARD DRAWING PC.A4.1



NOTES:

- 1) SAFETY EDGE SHALL BE PLACED AT EDGE OF PAVEMENT, SEE STANDARD DRAWING PC.A10.3.
- 2) SHOULDER MATERIAL, 2" COMPACTED DEPTH OF EITHER CRUSHED SURFACING TOP COURSE OR CRUSHED SURFACING BASE COURSE. RECYCLED MATERIAL SHALL NOT BE ALLOWED IN THE SHOULDER SURFACING.
- 3) CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 4) DRAINAGE NEEDS TO MEET REQUIREMENTS OF PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)



Pierce County

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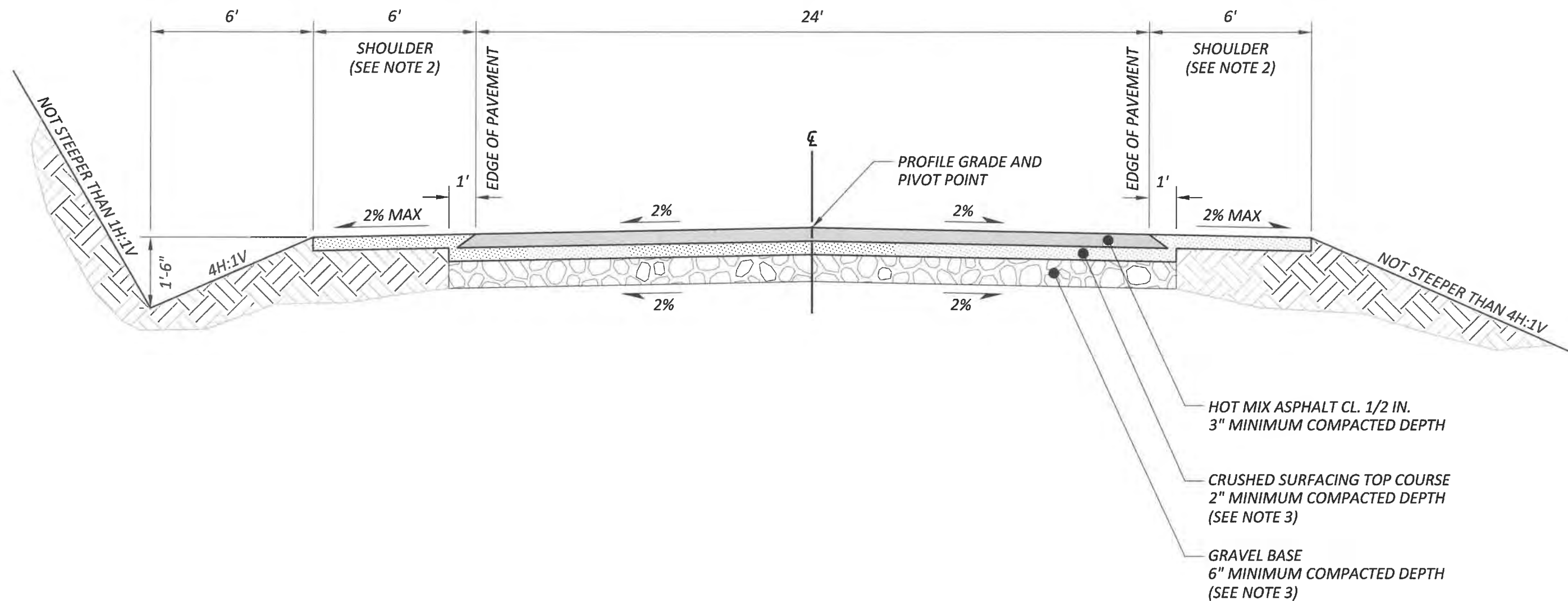
APPROVED BY:
COUNTY ENGINEER

4-1-19

DATE

**LOCAL ROAD
FEEDER OR MINOR,
OPEN DRAINAGE**

STANDARD DRAWING PC.A4.2



NOTES:

- 1) SAFETY EDGE SHALL BE PLACED AT EDGE OF PAVEMENT, SEE STANDARD DRAWING PC.A10.3.
- 2) SHOULDER MATERIAL, 2" COMPACTED DEPTH OF EITHER CRUSHED SURFACING TOP COURSE OR CRUSHED SURFACING BASE COURSE. RECYCLED MATERIAL SHALL NOT BE ALLOWED IN THE SHOULDER SURFACING.
- 3) CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 4) DRAINAGE NEEDS TO MEET REQUIREMENTS OF PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)



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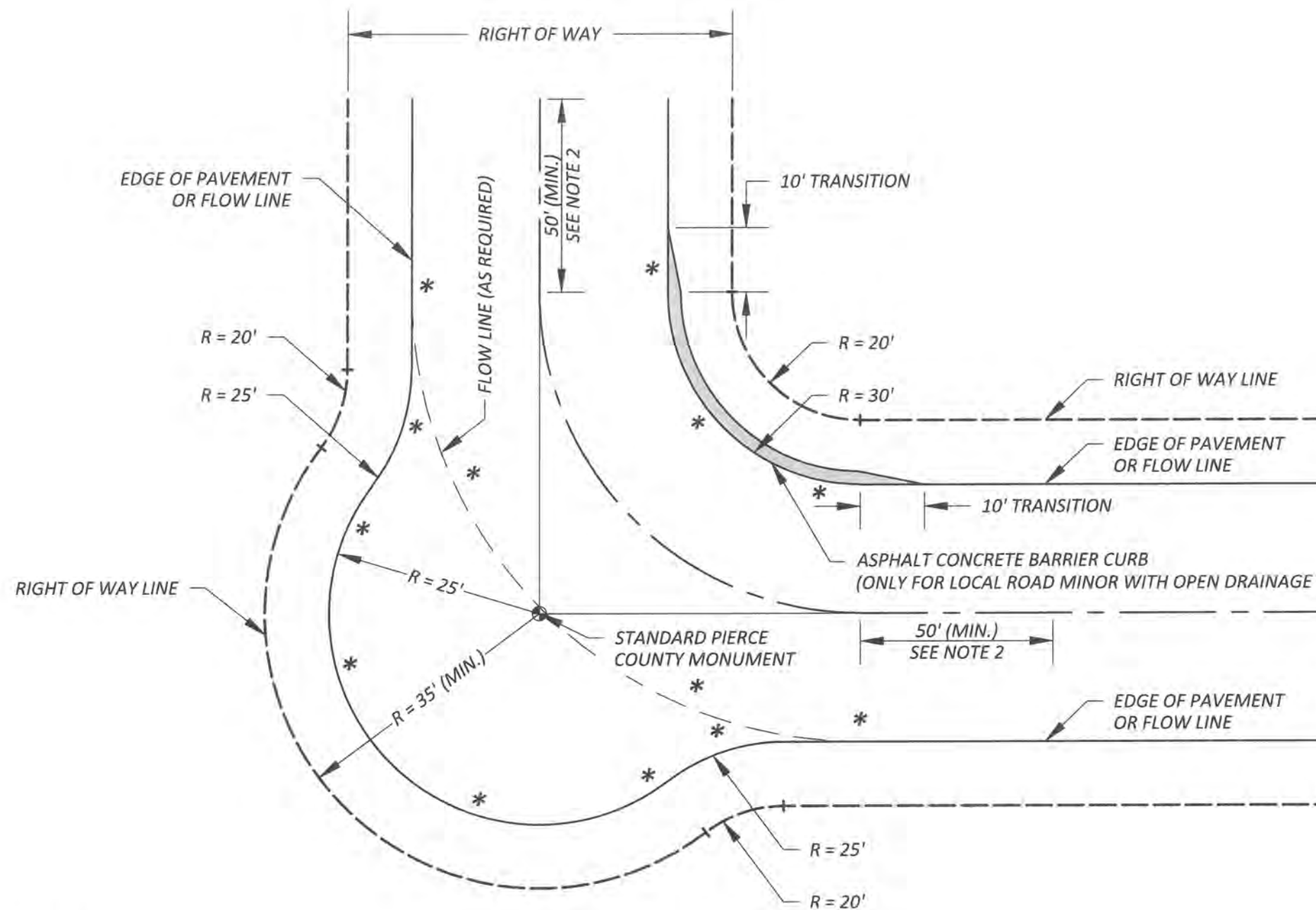
APPROVED BY:
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4-1-19

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**LOCAL ROAD
CUL-DE-SAC,
OPEN DRAINAGE**

STANDARD DRAWING PC.A4.3



LEGEND

* FLOW LINE ELEVATIONS
(REQUIRED ON PLANS)

NOTES:

- 1) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 2) THE SECTIONS ENTERING AND EXITING THE CURVE OF A ROADWAY MUST BE TANGENT AND A MINIMUM OF 50 FEET.

(NOT TO SCALE)



Pierce County

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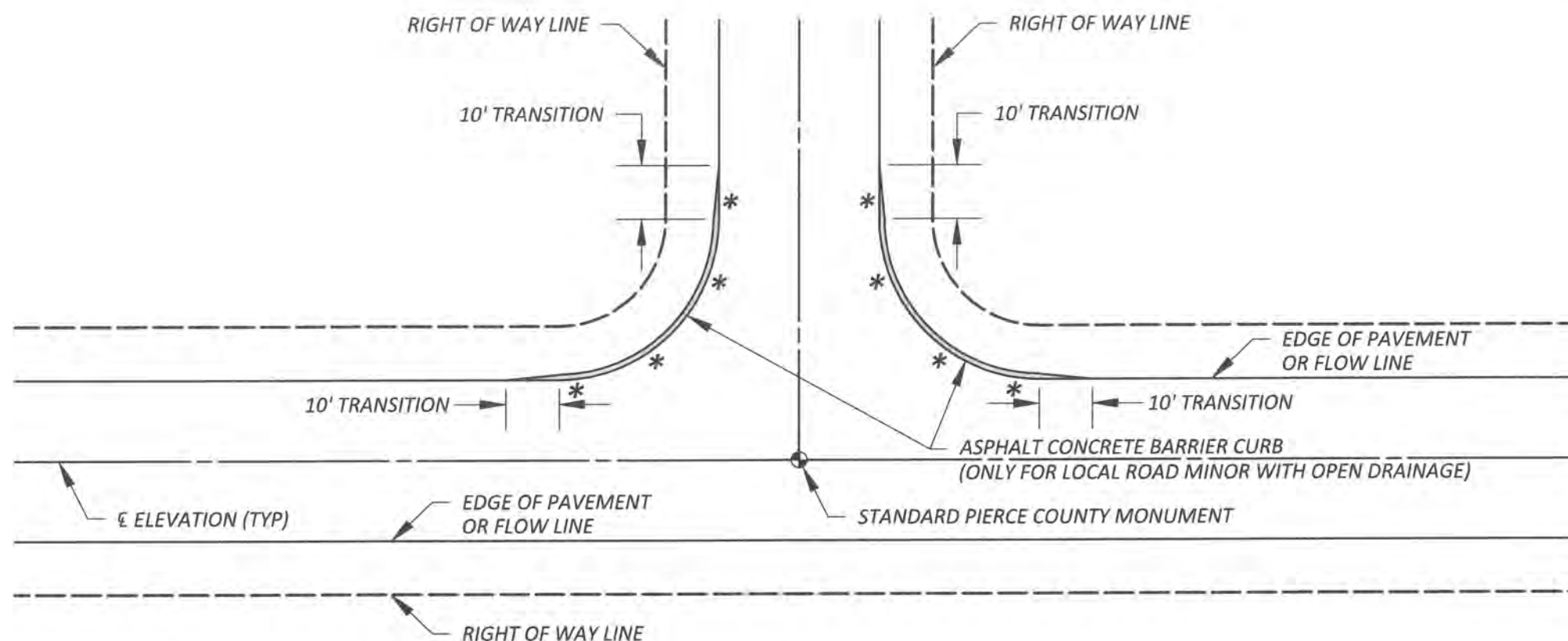
Office of the County Engineer

**RIGHT ANGLE "L"
INTERSECTION**

PC.A6.1

LEGEND

* FLOW LINE ELEVATIONS
(REQUIRED ON PLANS)



NOTES:

- 1) FOR CURB SEE STANDARD DRAWING PC.F8.1. FOR CURB TRANSITIONS, SEE STANDARD DRAWINGS PC.F8.2 AND PC.F8.3.
- 2) FOR ADDITIONAL INTERSECTION INFORMATION, SEE SECTION 5-3 OF THE PIERCE COUNTY DESIGN GUIDELINES MANUAL.

(NOT TO SCALE)



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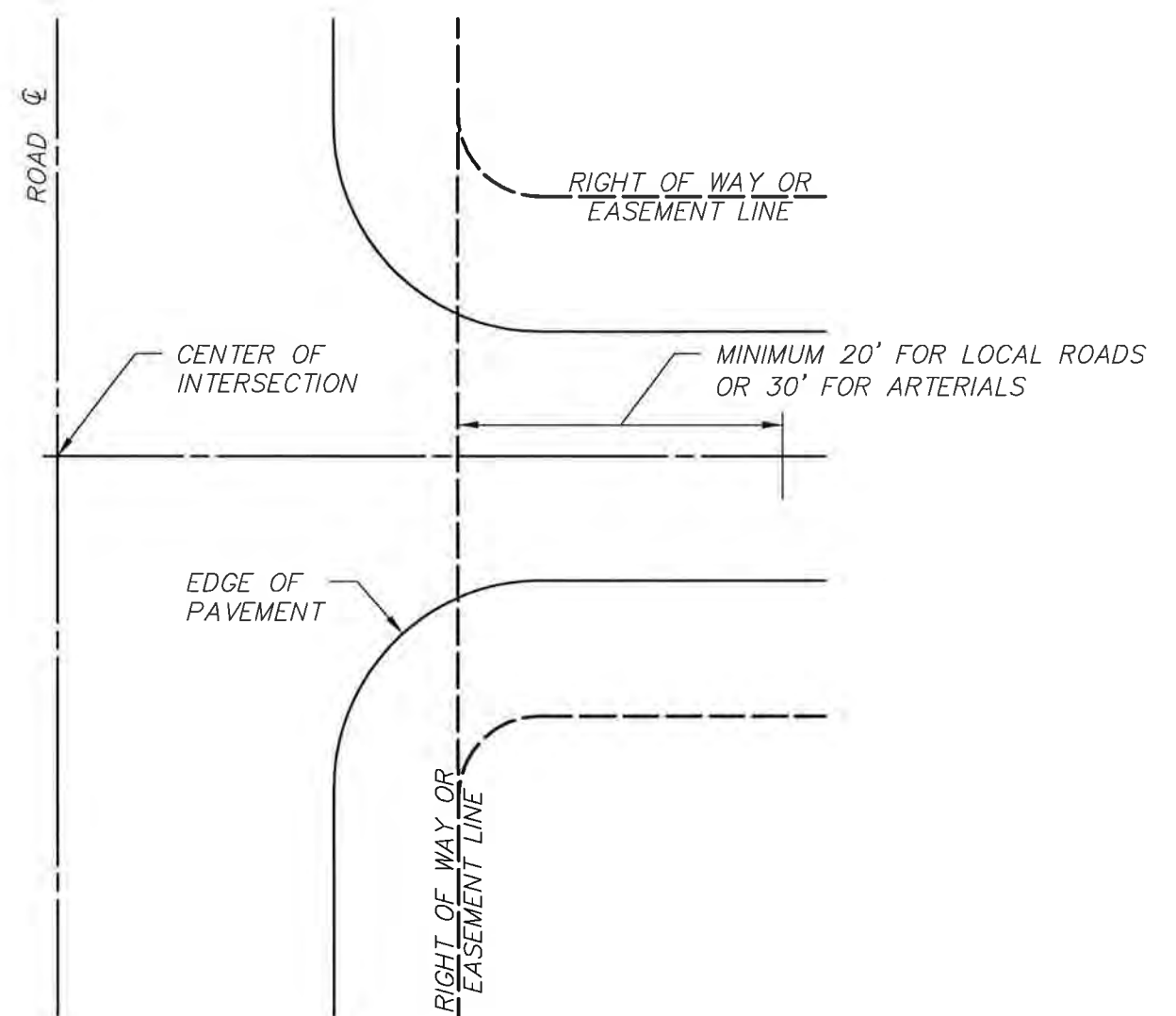
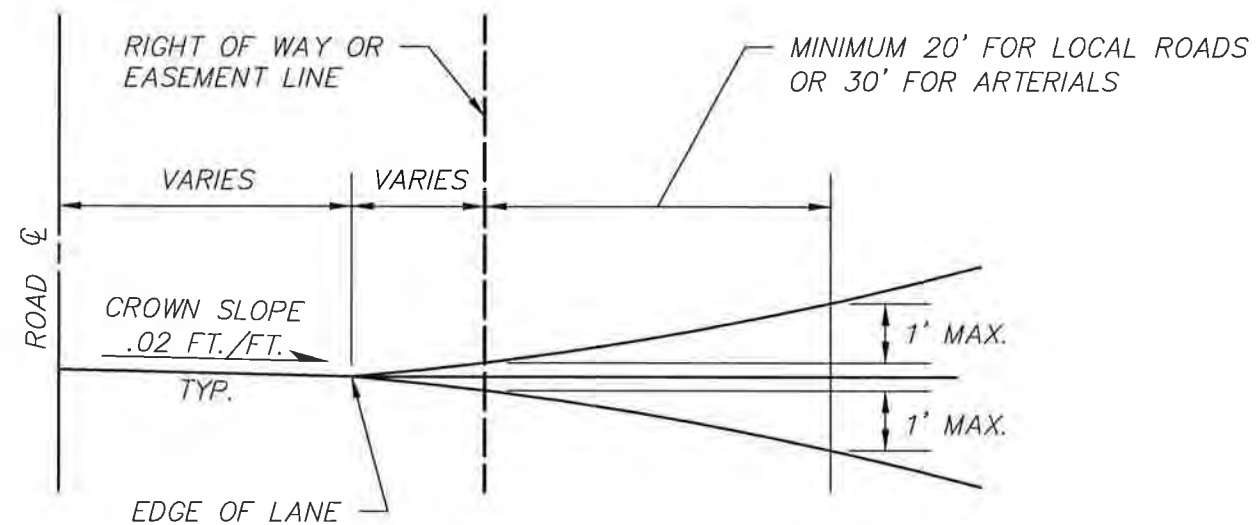


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"T"
INTERSECTION

PC.A6.2



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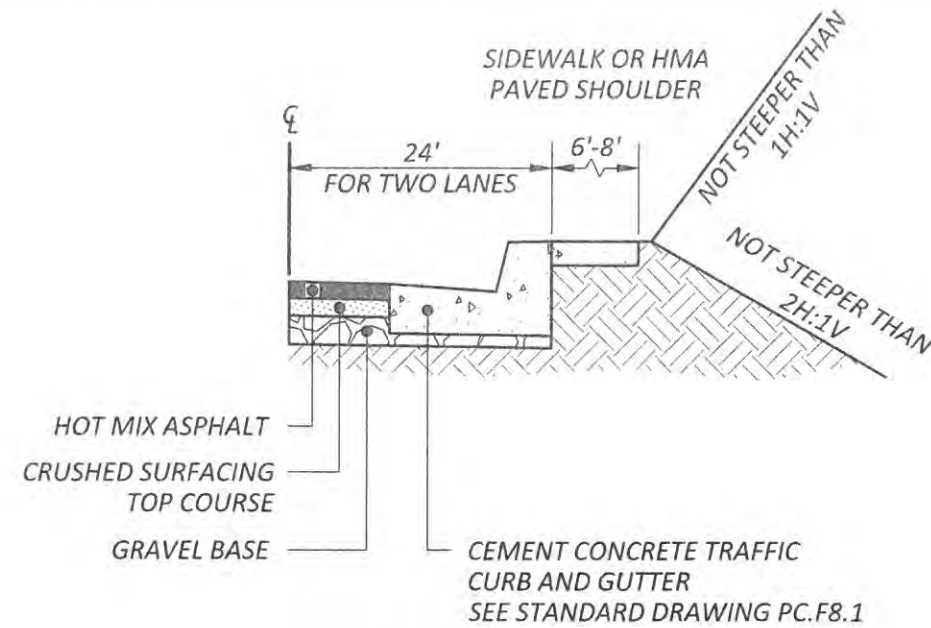


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**INTERSECTION
LANDING**

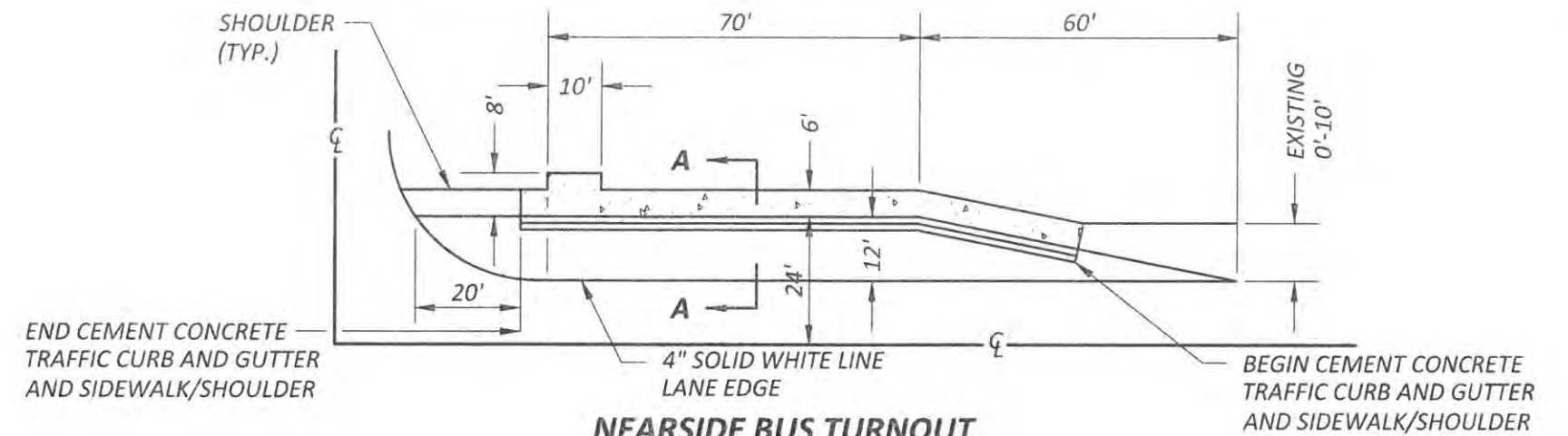
PC.A6.3



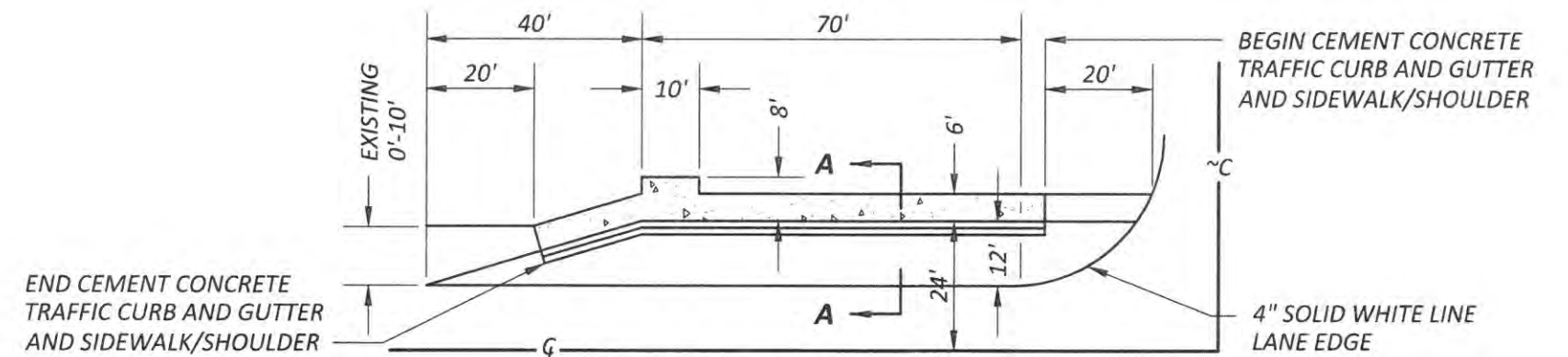
SECTION A-A

NOTES:

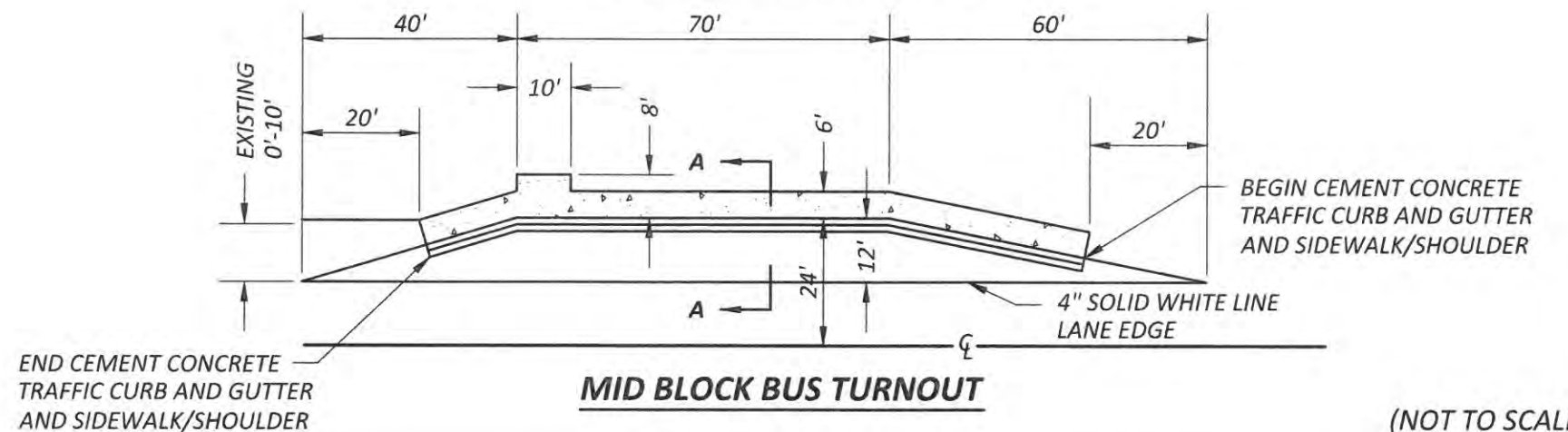
- 1) STORM DRAINAGE FACILITIES MUST BE INSTALLED PER THE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.
- 2) PIERCE COUNTY TRAFFIC OPERATIONS TO BE CONTACTED BEFORE STRIPING IS DONE.
- 3) ADD 50 FEET FOR EACH ADDITIONAL BUS IN LOADING AREA.
- 4) EXISTING ROAD WITH LANES LESS THAN 12 FEET WIDE MUST BE WIDENED AS NECESSARY TO ACCOMMODATE THE BUS TURNOUT.
- 5) INSTALL CURB TRANSITION(S) TO EXISTING SHOULDER(S). SEE STANDARD DRAWING PC.F8.2.
- 6) IF EXISTING ROAD HAS EXISTING CURB AND GUTTER AND SIDEWALK, CONTINUE THESE TO MEET BUS TURNOUT CURB AND GUTTER AND SIDEWALK.
- 7) FOR SIDEWALK, SEE STANDARD DRAWING PC.F7.1 AND PC.F7.2.



NEAR SIDE BUS TURNOUT



FAR SIDE BUS TURNOUT



MID BLOCK BUS TURNOUT

(NOT TO SCALE)



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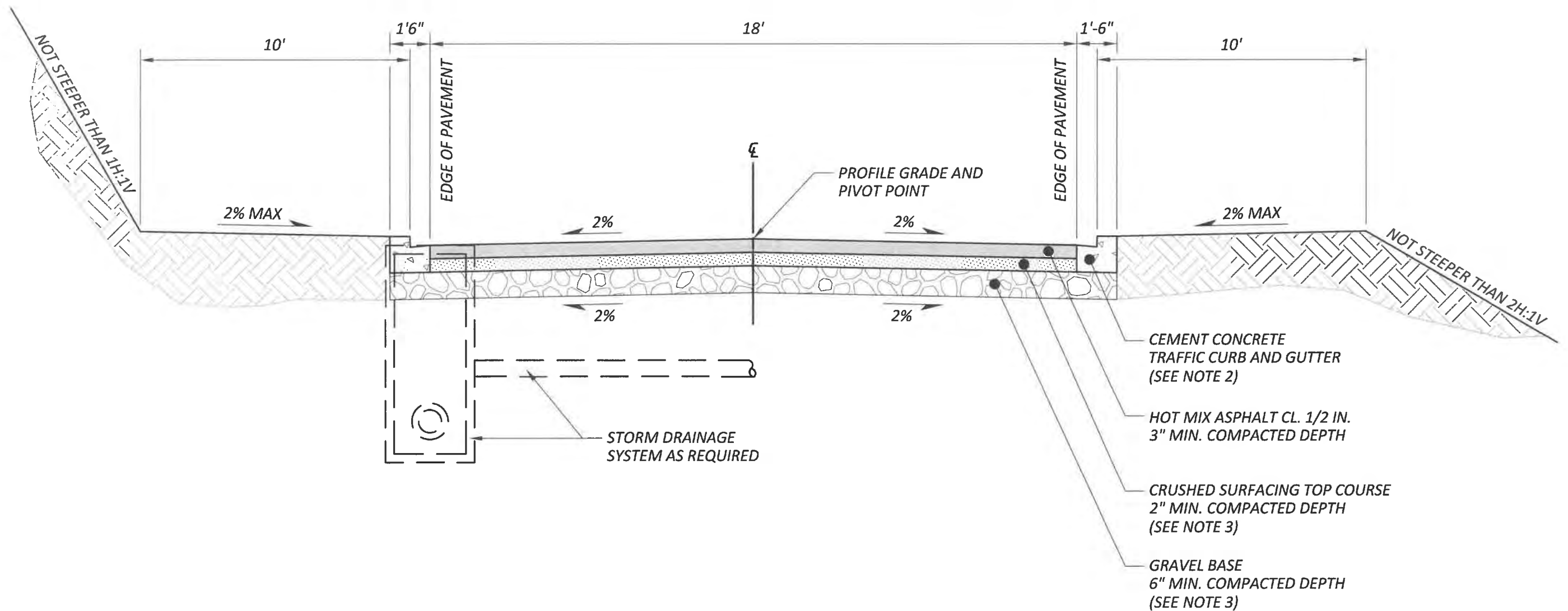


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BUS TURNOUT

PC.A8.1



NOTES:

- 1) NO ON STREET PARKING ALLOWED.
- 2) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 3) CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.

(NOT TO SCALE)



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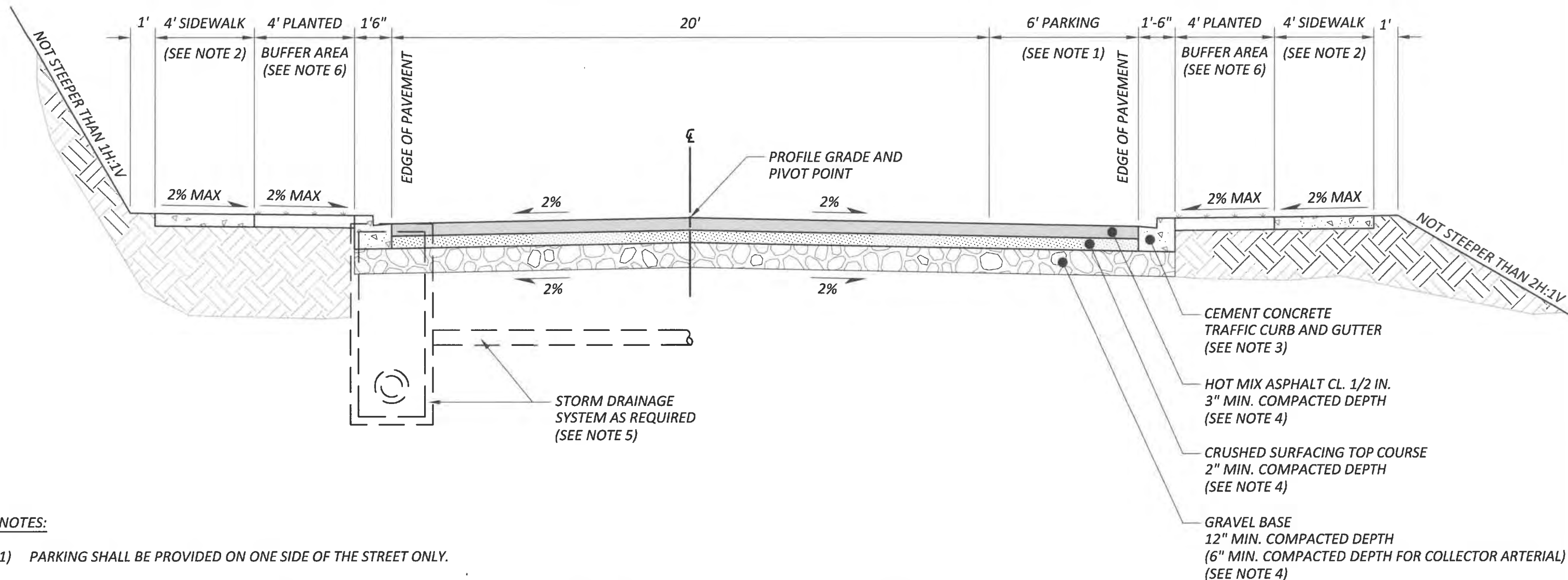
APPROVED BY:
 COUNTY ENGINEER

4-1-19

DATE

ACCESS LANE
(SMALL LOT DEVELOPMENT)

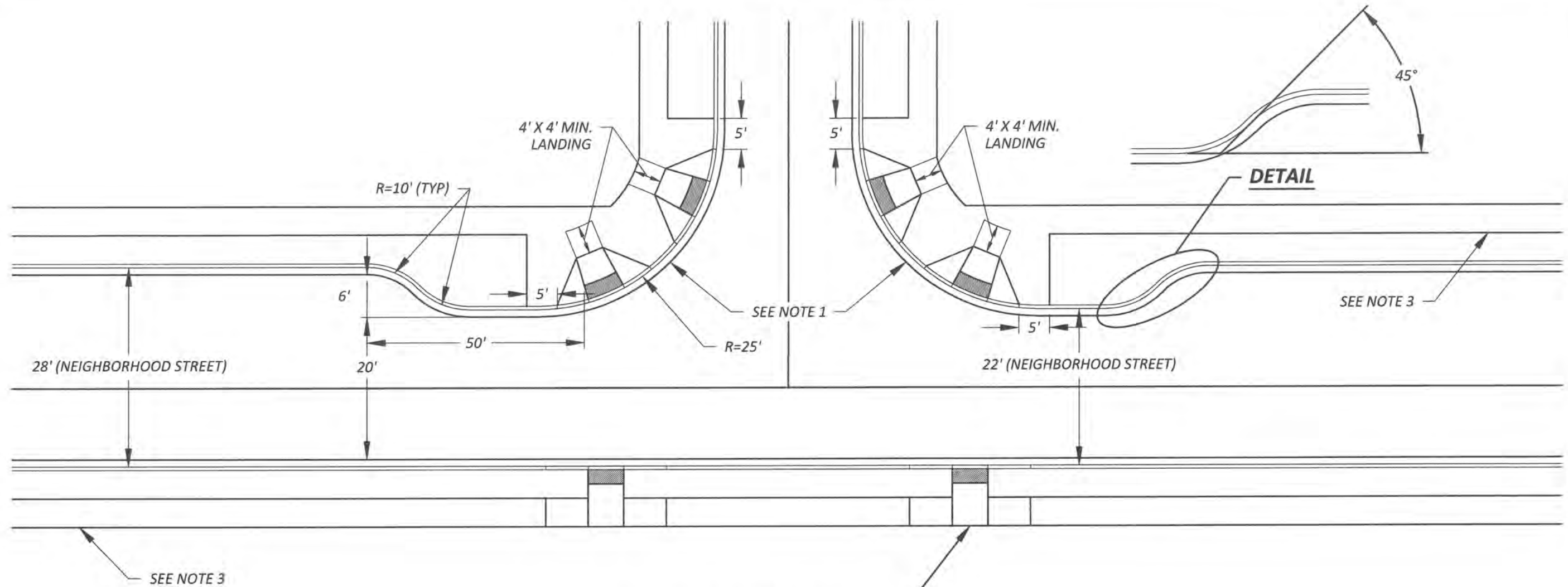
STANDARD DRAWING PC.A9.1



NOTES:

- 1) PARKING SHALL BE PROVIDED ON ONE SIDE OF THE STREET ONLY.
- 2) FOR SIDEWALK, SEE STANDARD DRAWING PC.F7.1 AND PCF7.2. SIDEWALKS SHALL MEET AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- 3) SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE NEWLY CONSTRUCTED OR RECONSTRUCTED ROADS. HOWEVER, WHEN IT CAN BE SHOWN THAT THERE ARE NO PRESENT OR FUTURE PEDESTRIAN NEEDS TO BE SERVED, THE COUNTY ENGINEER OR HIS/HER DESIGNEE MAY WAIVE THE REQUIREMENT TO BUILD SIDEWALK ON ONE SIDE OF THE ROAD.
- 4) FOR CURBS, SEE STANDARD DRAWING PC.F8.1.
- 5) CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 6) FOR ALTERNATIVE STORM DRAINAGE SYSTEMS SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.
- 7) BUFFER AREA TO BE VARIETY OF NATIVE VEGETATION TYPES AND SIZES IN AREAS WHERE SIGHT DISTANCE IS NOT AN ISSUE, AS APPROVED BY ENGINEER. SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

(NOT TO SCALE)



NOTES:

- 1) FOR CURB RAMPS, SEE STANDARD DRAWING PC.F8.4 AND PC.F8.5, CEMENT CONCRETE CURB RAMP TYPE 1 PC (PERPENDICULAR). RAMPS ARE TYPICALLY LOCATED AT THE 1/4 RADIUS POINTS.
- 2) SEE STANDARD DRAWING PC.A9.2 FOR NEIGHBORHOOD STREET DETAILS.
- 3) WHERE SIDEWALK IS NARROWER THAN 5' IN WIDTH, PROVIDE AT INTERVALS OF 200', SECTIONS WHERE SIDEWALK IS AT LEAST 5' WIDE FOR A LENGTH OF 5', TO ALLOW FOR PASSING SPACE REQUIRED BY ADA.

**CEMENT CONCRETE CURB
RAMP TYPE 2 PC WITH
BUFFER (PARALLEL)**

(NOT TO SCALE)



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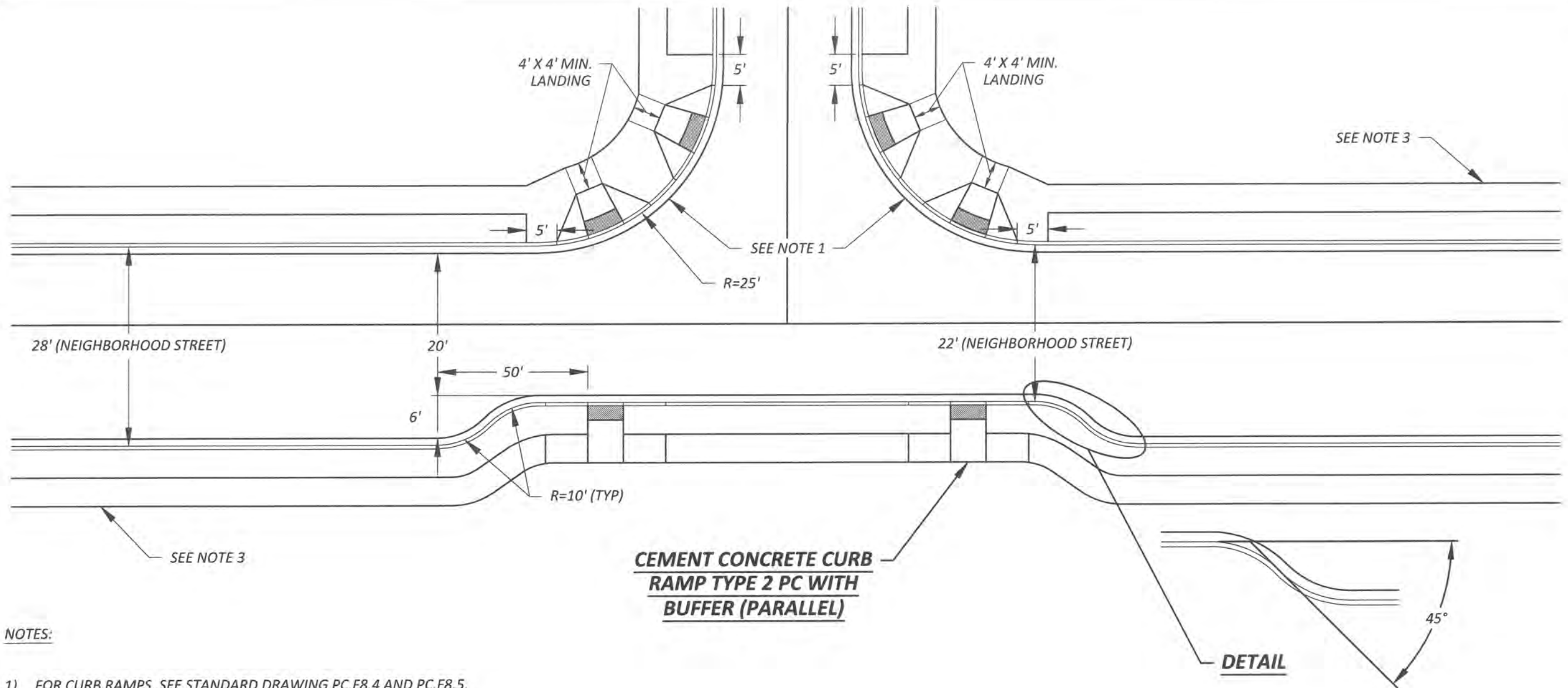
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**NEIGHBORHOOD STREET
CURB BULBOUT
(SMALL LOT DEVELOPMENT)**

OPTION 1

PC.A9.3



NOTES:

- 1) FOR CURB RAMPS, SEE STANDARD DRAWING PC.F8.4 AND PC.F8.5, CEMENT CONCRETE CURB RAMP TYPE 1 PC (PERPENDICULAR). RAMPS ARE TYPICALLY LOCATED AT THE 1/4 RADIUS POINTS.
- 2) SEE STANDARD DRAWING PC.A9.2 FOR NEIGHBORHOOD STREET DETAILS.
- 3) WHERE SIDEWALK IS NARROWER THAN 5' IN WIDTH, PROVIDE AT INTERVALS OF 200', SECTIONS WHERE SIDEWALK IS AT LEAST 5' WIDE FOR A LENGTH OF 5', TO ALLOW FOR PASSING SPACE REQUIRED BY ADA.



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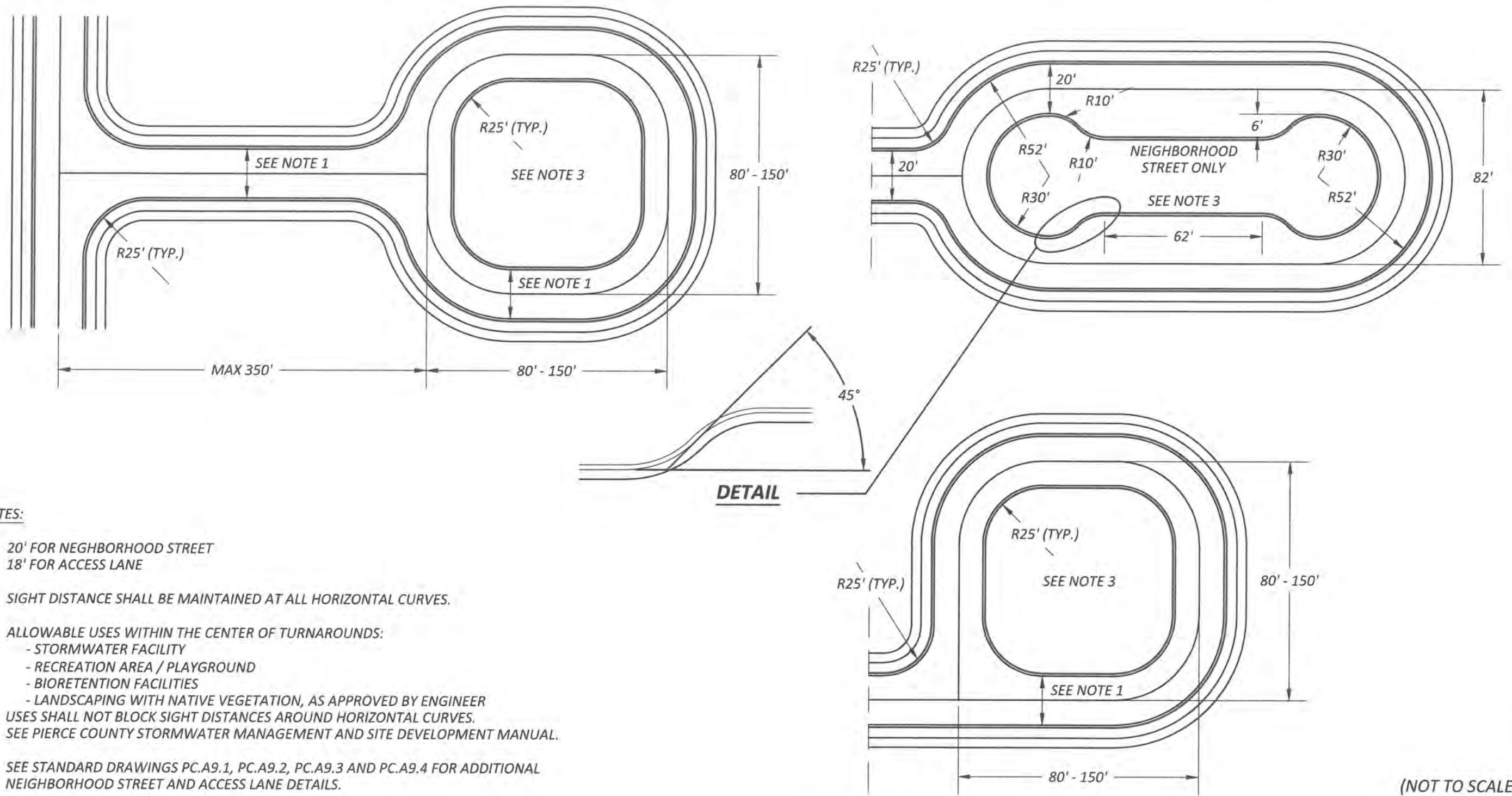
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**NEIGHBORHOOD STREET
CURB BULBOUT
(SMALL LOT DEVELOPMENT)**

OPTION 2

PC.A9.4



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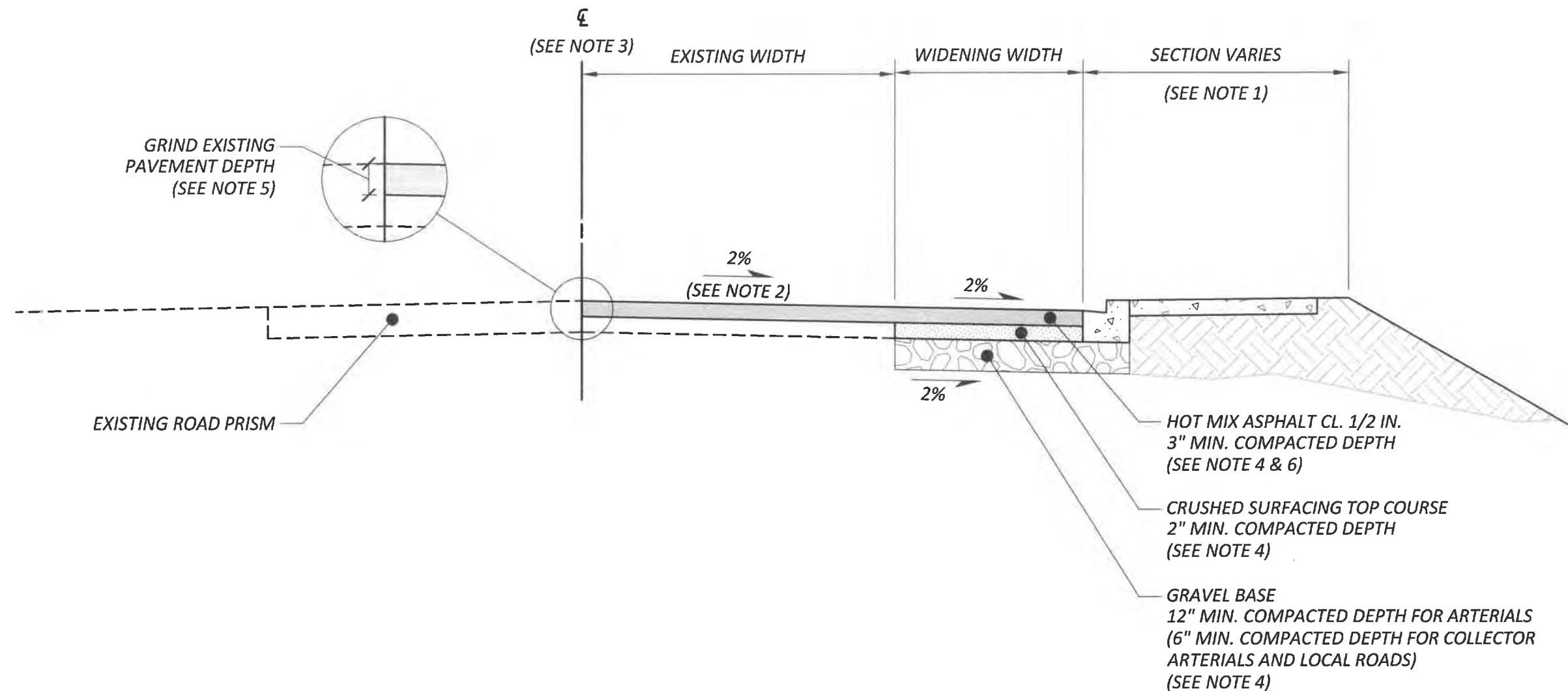


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**NEIGHBORHOOD STREET &
ACCESS LANE
TURNAROUND
ALTERNATIVES
(SMALL LOT DEVELOPMENT)**

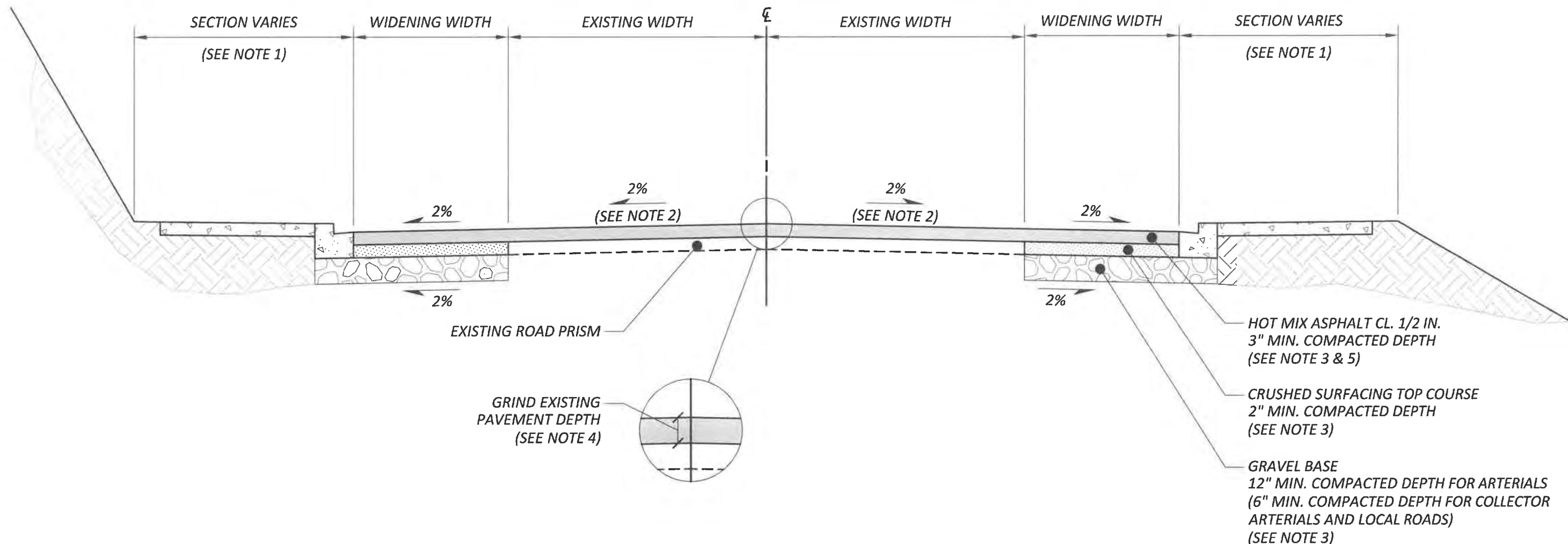
PC.A9.6



NOTES:

- 1) SECTION COULD VARY FROM CEMENT CONCRETE TRAFFIC CURB, GUTTER, AND SIDEWALK; ASPHALT CONCRETE BARRIER CURB AND SHOULDER; OR SHOULDER SECTION FOR OPEN DRAINAGE.
- 2) PRELEVELING AND GRINDING MAY BE NECESSARY TO MEET CROSS SLOPE.
- 3) NON-CONFORMING CENTERLINE AND CROWN PROFILE MAY REQUIRE THE OVERLAY OF THE ENTIRE ROADWAY.
- 4) ENGINEERED PAVEMENT DESIGN REQUIRED FOR ARTERIAL ROADWAYS. GRAVEL BASE DEPTH MAY BE REDUCED TO LESS THAN THE MINIMUMS SHOWN, BASED ON AN APPROVED ENGINEERED PAVEMENT DESIGN. CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 5) GRIND EXISTING PAVEMENT TO A MINIMUM OF 2" FOR EXISTING HMA DEPTHS 3" OR GREATER. MAXIMUM GRINDING DEPTH FOR EXISTING HMA DEPTHS LESS THAN 3" SHALL BE 1".
- 6) HMA DEPTH FOR WIDENING WIDTH TO EQUAL HMA DEPTH OF EXISTING ROAD PRISM OR 3" MINIMUM, WHICHEVER IS GREATER.

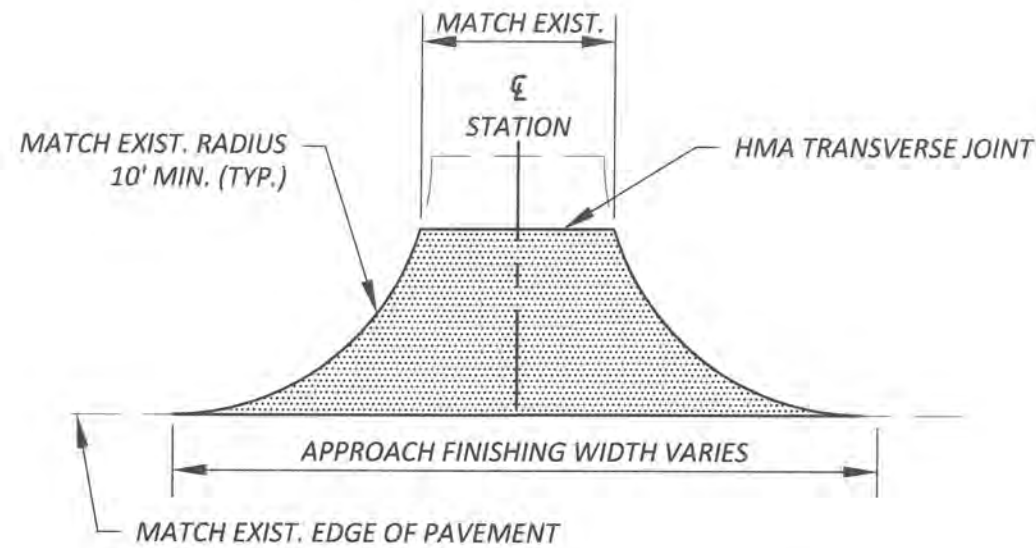
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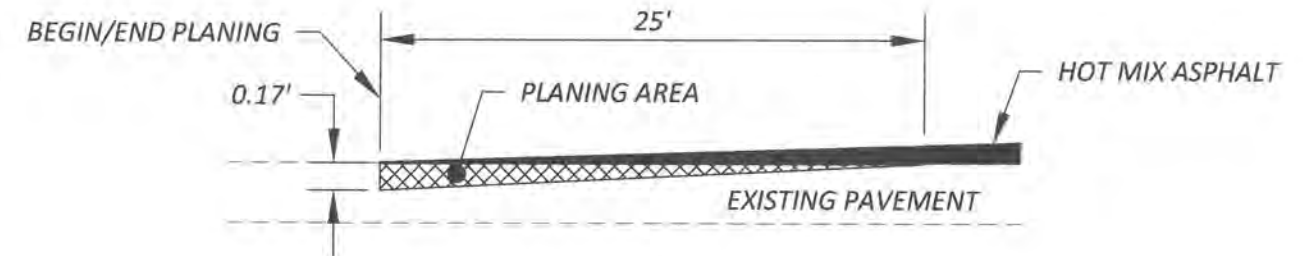
NOTES:

- 1) SECTION COULD VARY FROM CEMENT CONCRETE TRAFFIC CURB, GUTTER, AND SIDEWALK; ASPHALT CONCRETE BARRIER CURB AND SHOULDER; OR SHOULDER SECTION FOR OPEN DRAINAGE.
- 2) PRELEVELING AND GRINDING MAY BE NECESSARY TO MEET CROSS SLOPE.
- 3) ENGINEERED PAVEMENT DESIGN REQUIRED FOR ARTERIAL ROADWAYS. GRAVEL BASE DEPTH MAY BE REDUCED TO LESS THAN THE MINIMUMS SHOWN, BASED ON AN APPROVED ENGINEERED PAVEMENT DESIGN. CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.
- 4) GRIND EXISTING PAVEMENT TO A MINIMUM OF 2" FOR EXISTING HMA DEPTHS 3" OR GREATER. MAXIMUM GRINDING DEPTH FOR EXISTING HMA DEPTHS LESS THAN 3" SHALL BE 1".
- 5) HMA DEPTH FOR WIDENING WIDTH TO EQUAL HMA DEPTH OF EXISTING ROAD PRISM OR 3" MINIMUM, WHICHEVER IS GREATER.

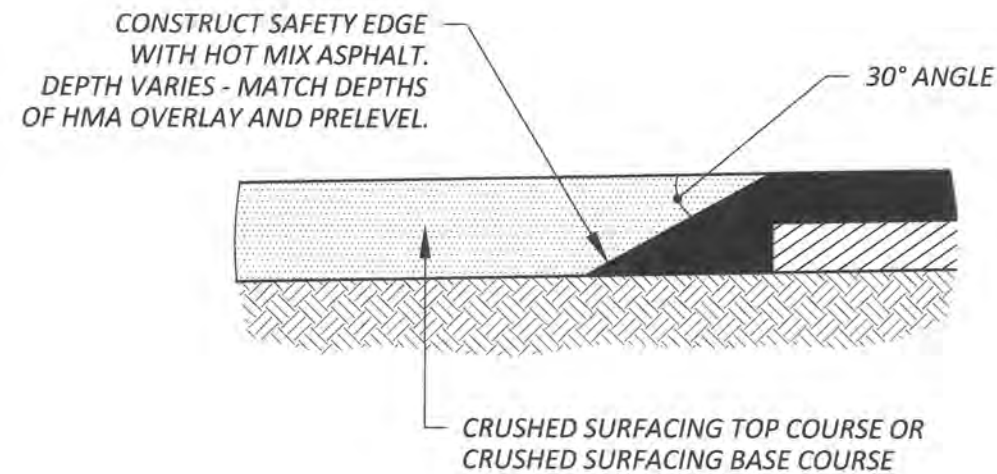
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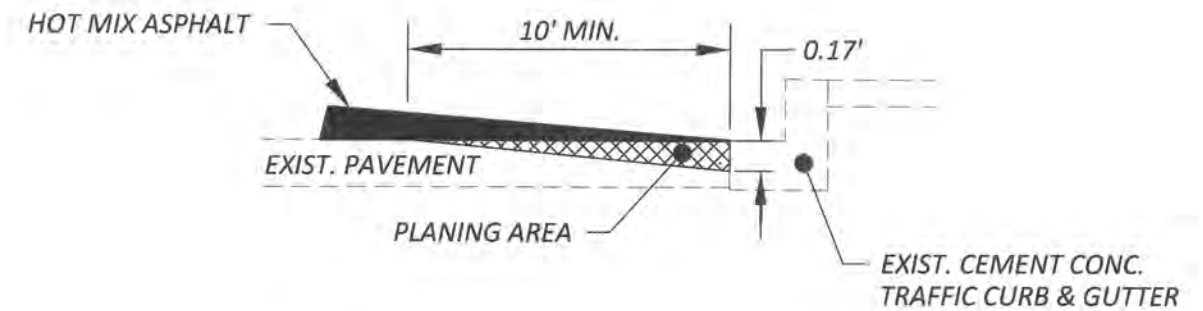
ROAD/DRIVEWAY APPROACH



TRANSVERSE JOINT PLANING BITUMINOUS PAVEMENT



SAFETY EDGE



VERTICAL JOINT PLANING BITUMINOUS PAVEMENT

(NOT TO SCALE)



Pierce County

Public Works

Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 628
Tacoma, Washington 98409-7207

An APWA Accredited Agency

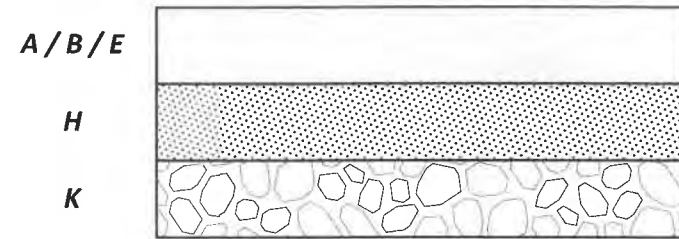


BRIAN D. STACY, P.E.
COUNTY ENGINEER

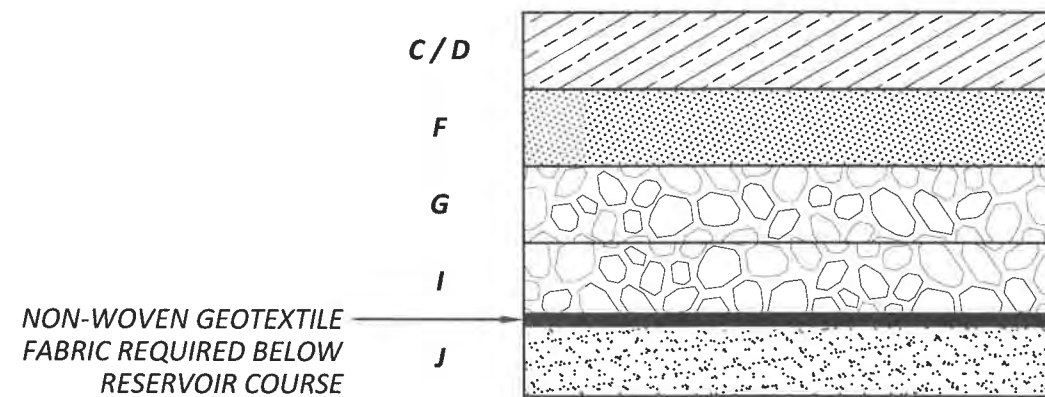
Office of the County Engineer

**PLANING / OVERLAY
DETAILS**

PC.A10.3



IMPERMEABLE PAVEMENT SECTION



PERMEABLE PAVEMENT SECTION

	MATERIAL	SHARED ACCESS	ALLEY	LOT ACCESS AS REQUIRED BY PCC TITLE 17B.10.116 AND 17B.20.012
A	ASPHALT PAVEMENT	2"	2"	2"
B	CEMENT CONCRETE	6"	6"	6"
C	PERVIOUS CONCRETE	8"	8"	6"
D	POROUS ASPHALT	2"	2"	2"
E	GRAVEL COURSE (SEE NOTE 6)	2" (SEE NOTE 4)	-	2" (SEE NOTE 5)
F	POROUS ASPHALT TREATED BASE (SEE NOTE 7)	3"	3"	3"
G	LEVELING COURSE (PER MANUFACTURER'S SPECIFICATIONS)	2" MIN.	2" MIN.	2" MIN.
H	CRUSHED SURFACING TOP COURSE	4"	4"	2"
I	RESERVOIR/STORAGE COURSE	*	*	6"
J	WATER QUALITY TREATMENT COURSE (IF REQUIRED)	6"	6"	6"
K	GRAVEL BASE	6"	6"	6"

* RESERVOIR/STORAGE COURSE FOR SHARED ACCESS AND ALLEY TO BE DESIGNED IN ACCORDANCE WITH THE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.

NOTES:

- 1) SUBGRADE BELOW PERMEABLE PAVEMENT SECTION TO BE COMPACTED TO 90-92% (STANDARD PROCTOR) AND BE FIRM AND UNYEILDING.
- 2) SUBGRADE BELOW IMPERMEABLE PAVEMENT SECTION TO BE COMPACTED TO 95% MINIMUM (STANDARD PROCTOR) AND BE FIRM AND UNYEILDING.
- 3) DRAINAGE SYSTEM TO BE DESIGNED IN ACCORDANCE WITH THE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.
- 4) GRAVEL SURFACING MAY BE USED FOR SHARED ACCESS TO TWO (2) OR LESS LOTS.
- 5) ACCESS IN UN-OPENED COUNTY RIGHT-OF-WAY MAY BE GRAVEL FOR ACCESS TO FOUR (4) OR LESS LOTS.
- 6) GRAVEL ACCESS SHALL ONLY BE USED FOR DRIVING SURFACES WITH GRADES LESS THAN 12%.
- 7) POROUS ASPHALT TREATED BASE ONLY REQUIRED WHEN POROUS ASPHALT IS USED.
- 8) SEE APPLICABLE PIERCE COUNTY STANDARD DRAWING PC.F1.1 THROUGH PC.F6.6 FOR ALLOWABLE PAVEMENT SECTION FOR DRIVEWAY APPROACH.

(NOT TO SCALE)



Pierce County
Planning & Public Works
Office of the County Engineer



APPROVED BY:
COUNTY ENGINEER

4-1-19

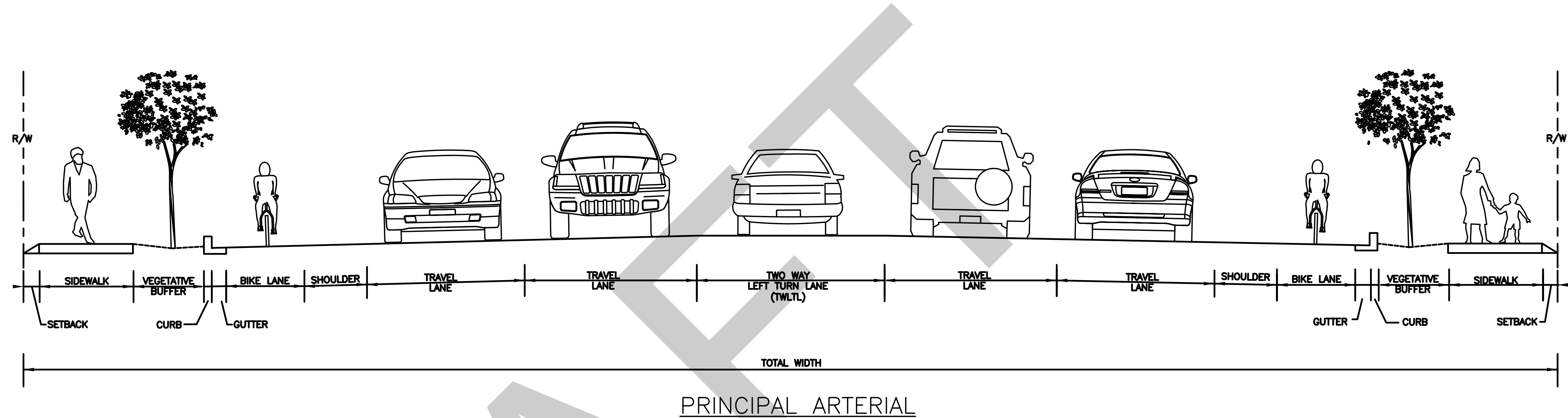
DATE

**MINIMUM STRUCTURAL SECTIONS
FOR SHARED ACCESS,
ALLEY WAYS AND LOT ACCESS**

STANDARD DRAWING PC.A11.1

NOTES:

- 1. DESIGN SPEED: 40 MPH
- 2. PERVIOUS PAVEMENT SHOULD BE CONSIDERED FOR USE ON ALL SIDEWALKS.
- 3. 5-FOOT WIDE BICYCLE LANES TO BE CONSTRUCTED ON ROADWAYS WITH RECREATIONAL TRAIL ROUTES AS IDENTIFIED IN THE CITY OF EDGEWOOD TRAILS PLAN.
- 4. LANDSCAPED BUFFERS MAY BE REPLACED WITH RAIN GARDENS WHEN PERMITTED BY DRAINAGE CONDITIONS.
- 5. ALL FACILITIES SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEES' SPECIAL REPORT: ACCESSIBLE PUBLIC RIGHTS-OF-WAY PLANNING AND DESIGNING FOR ALTERATIONS, DATED JULY 2007.



DESCRIPTION	SETBACK	SIDEWALK	VEGETATIVE BUFFER (MIN.)	CURB	GUTTER	BIKE LANE	SHOULDER	TRAVEL LANE	TRAVEL LANE	TWLTL	TRAVEL LANE	TRAVEL LANE	SHOULDER	BIKE LANE	GUTTER	CURB	VEGETATIVE BUFFER (MIN.)	SIDEWALK	SETBACK	TOTAL WIDTH
5 LANE, NO BIKE LANES	1	10	4	0.5	1	0	4	11	11	12	11	11	4	0	1	0.5	4	10	1	97
5 LANE, WITH BIKE LANES	1	6	4	0.5	1	5	0	11	11	12	11	11	0	5	1	0.5	4	6	1	91
3 LANE, NO BIKE LANES	1	10	4	0.5	1	0	4	11	0	12	0	11	4	0	1	0.5	4	10	1	75
3 LANE, WITH BIKE LANES	1	6	4	0.5	1	5	0	11	0	12	0	11	0	5	1	0.5	4	6	1	69



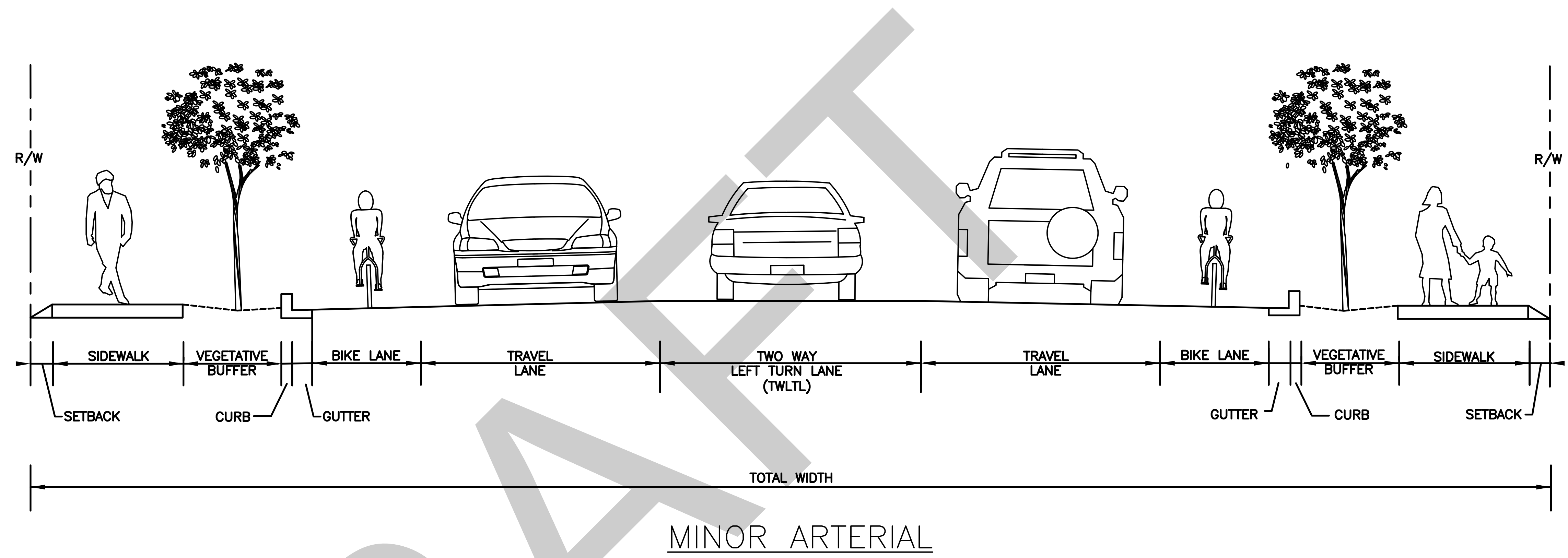
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Principal Arterial
Typical Section

Standard Detail:	A1
Scale:	Not to Scale
Date:	November 2014

NOTES:

- 1. DESIGN SPEED: 35 MPH
- 2. PERVIOUS PAVEMENT SHOULD BE CONSIDERED FOR USE ON ALL SIDEWALKS.
- 3. 5-FOOT WIDE BICYCLE LANES TO BE CONSTRUCTED ON ROADWAYS WITH RECREATIONAL TRAIL ROUTES AS IDENTIFIED IN THE CITY OF EDGEWOOD TRAILS PLAN.
- 4. LANDSCAPED BUFFERS MAY BE REPLACED WITH RAIN GARDENS WHEN PERMITTED BY DRAINAGE CONDITIONS.
- 5. ALL FACILITIES SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEES' SPECIAL REPORT: ACCESSIBLE PUBLIC RIGHTS-OF-WAY PLANNING AND DESIGNING FOR ALTERATIONS, DATED JULY 2007.



DESCRIPTION	SETBACK	SIDEWALK	VEGETATIVE BUFFER (MIN.)	CURB	GUTTER	BIKE LANE	TRAVEL LANE	TWLTL	TRAVEL LANE	BIKE LANE	GUTTER	CURB	VEGETATIVE BUFFER (MIN.)	SIDEWALK	SETBACK	TOTAL WIDTH
2 LANE (NO BIKE LANES)	1	6	4	0.5	1	0	13	0	13	0	1	0.5	4	6	1	51
2 LANE (WITH BIKE LANES)	1	5	4	0.5	1	5	11	0	11	5	1	0.5	4	5	1	55
3 LANE (NO BIKE LANE)	1	6	4	0.5	1	0	11	12	11	0	1	0.5	4	6	1	59



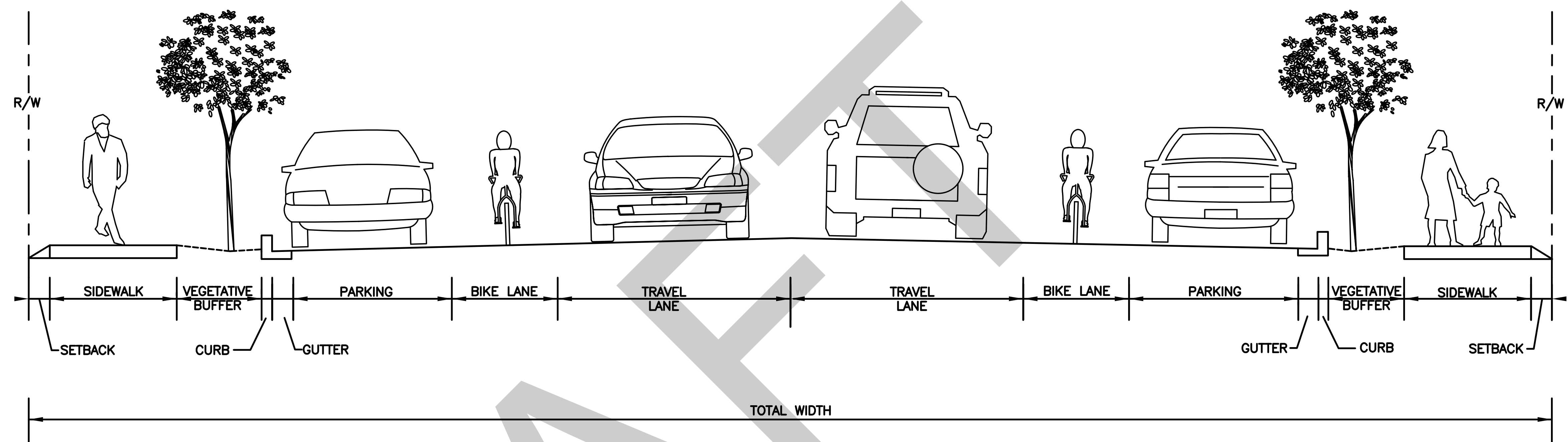
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Minor Arterial
Typical Section

Standard Detail:	A2
Scale:	Not to Scale
Date:	November 2014

NOTES:

- 1. DESIGN SPEED: 30 MPH
- 2. PERVIOUS PAVEMENT SHOULD BE CONSIDERED FOR USE ON ALL SIDEWALKS.
- 3. 5-FOOT WIDE BICYCLE LANES TO BE CONSTRUCTED ON ROADWAYS WITH RECREATIONAL TRAIL ROUTES AS IDENTIFIED IN THE CITY OF EDGEWOOD TRAILS PLAN.
- 4. LANDSCAPED BUFFERS MAY BE REPLACED WITH RAIN GARDENS WHEN PERMITTED BY DRAINAGE CONDITIONS.
- 5. ALL FACILITIES SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEES' SPECIAL REPORT: ACCESSIBLE PUBLIC RIGHTS-OF-WAY PLANNING AND DESIGNING FOR ALTERATIONS, DATED JULY 2007.



COMMERCIAL COLLECTOR SECTION

DESCRIPTION	SETBACK	SIDEWALK	VEGETATIVE BUFFER (MIN.)	CURB	GUTTER	PARKING	BIKE LANE	TRAVEL LANE	TRAVEL LANE	BIKE LANE	PARKING	GUTTER	CURB	VEGETATIVE BUFFER (MIN.)	SIDEWALK	SETBACK	TOTAL WIDTH
PARKING (BOTH SIDES), NO BIKE LANES	1	6	4	0.5	1	8	0	13	13	0	8	1	0.5	4	6	1	67
PARKING (ONE SIDE), NO BIKE LANES	1	6	4	0.5	1	0	0	13	13	0	8	1	0.5	4	6	1	59
PARKING (BOTH SIDES), BIKE LANES	1	5	4	0.5	1	8	5	11	11	5	8	1	0.5	4	5	1	71
PARKING (ONE SIDE), BIKE LANES	1	5	4	0.5	1	0	5	11	11	5	8	1	0.5	4	5	1	63



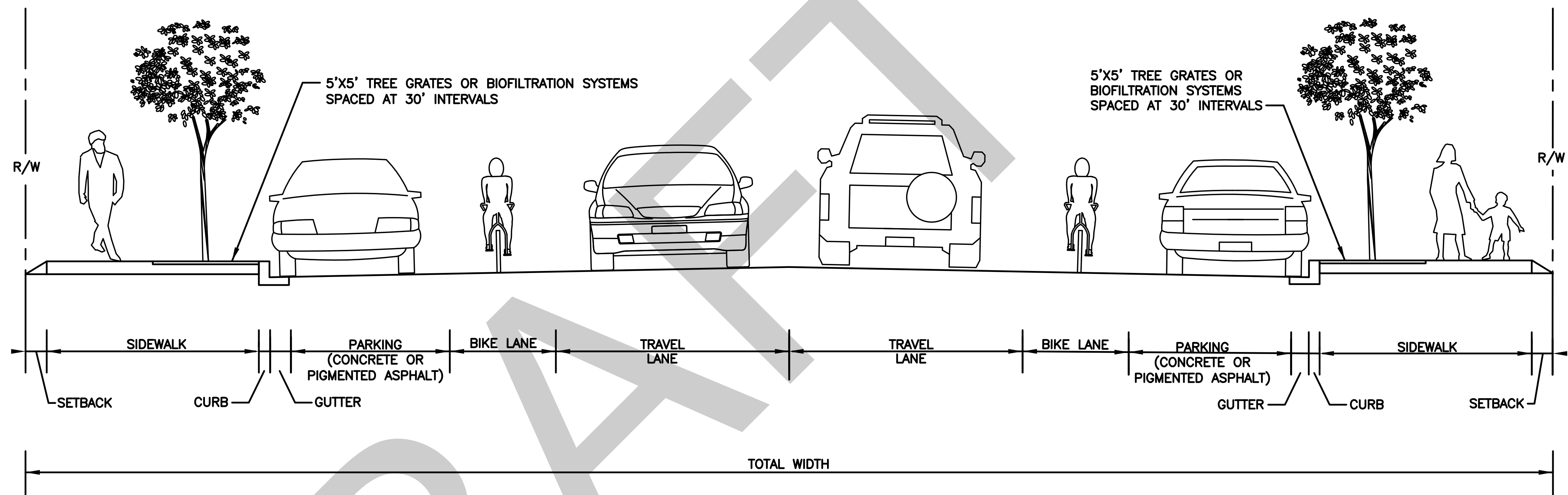
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Commercial Collector
Typical Section

Standard Detail:	A3
Scale:	Not to Scale
Date:	November 2014

NOTES:

- 1. DESIGN SPEED: 30 MPH
- 2. PERVIOUS PAVEMENT SHOULD BE CONSIDERED FOR USE ON ALL SIDEWALKS.
- 3. 5-FOOT WIDE BICYCLE LANES TO BE CONSTRUCTED ON ROADWAYS WITH RECREATIONAL TRAIL ROUTES AS IDENTIFIED IN THE CITY OF EDGEWOOD TRAILS PLAN.
- 4. LANDSCAPED BUFFERS MAY BE REPLACED WITH RAIN GARDENS WHEN PERMITTED BY DRAINAGE CONDITIONS.
- 5. ALL FACILITIES SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEES' SPECIAL REPORT: ACCESSIBLE PUBLIC RIGHTS-OF-WAY PLANNING AND DESIGNING FOR ALTERATIONS, DATED JULY 2007.



TOWN CENTER COLLECTOR SECTION

DESCRIPTION	SETBACK	PUBLIC SIDEWALK, DRAINAGE, UTILITY EASEMENT	CURB	GUTTER	PARKING	BIKE LANE	TRAVEL LANE	TRAVEL LANE	BIKE LANE	PARKING	GUTTER	CURB	PUBLIC SIDEWALK, DRAINAGE, UTILITY EASEMENT	SETBACK	TOTAL WIDTH
PARKING (BOTH SIDES), NO BIKE LANES	1	10	0.5	1	8	0	13	13	0	8	1	0.5	10	1	67
PARKING (BOTH SIDES), BIKE LANES	1	10	0.5	1	8	5	11	11	5	8	1	0.5	10	1	73



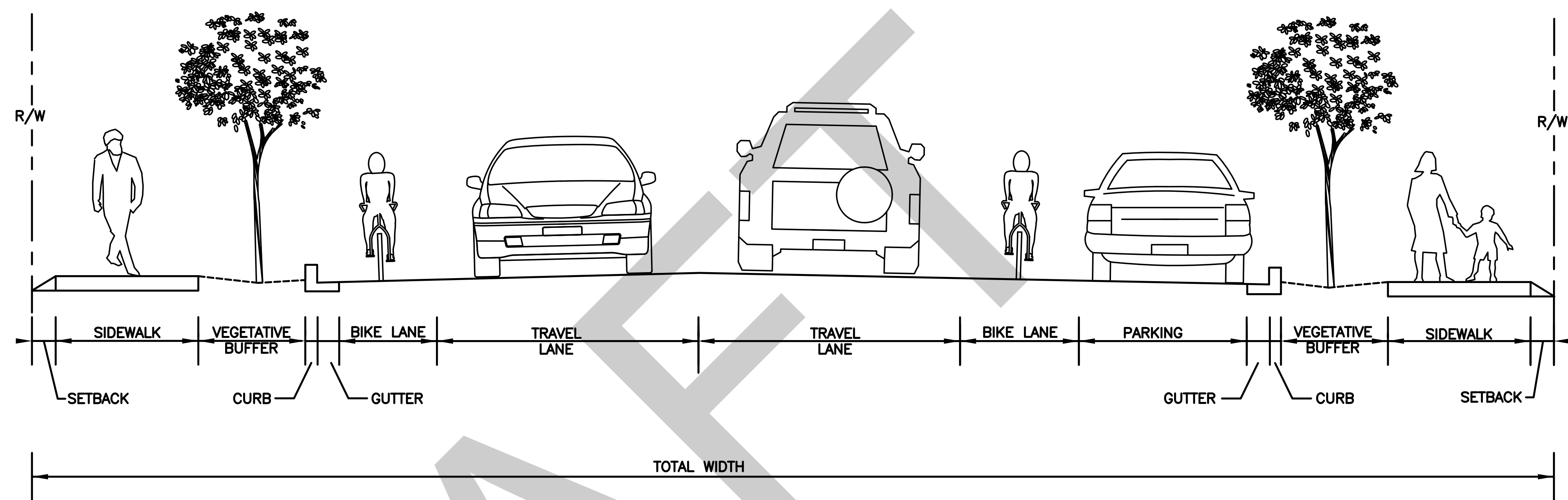
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Town Center Collector
Typical Section

Standard Detail:	A4
Scale:	Not to Scale
Date:	November 2014

NOTES:

- 1. DESIGN SPEED: 30 MPH
- 2. PERVIOUS PAVEMENT SHOULD BE CONSIDERED FOR USE ON ALL SIDEWALKS.
- 3. 5-FOOT WIDE BICYCLE LANES TO BE CONSTRUCTED ON ROADWAYS WITH RECREATIONAL TRAIL ROUTES AS IDENTIFIED IN THE CITY OF EDGEWOOD TRAILS PLAN.
- 4. LANDSCAPED BUFFERS MAY BE REPLACED WITH RAIN GARDENS WHEN PERMITTED BY DRAINAGE CONDITIONS.
- 5. ALL FACILITIES SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEES' SPECIAL REPORT: ACCESSIBLE PUBLIC RIGHTS-OF-WAY PLANNING AND DESIGNING FOR ALTERATIONS, DATED JULY 2007.



NEIGHBORHOOD COLLECTOR SECTION

	SETBACK	SIDEWALK	VEGETATIVE BUFFER (MIN.)	CURB	GUTTER	PARKING	BIKE LANE	TRAVEL LANE	TRAVEL LANE	BIKE LANE	PARKING	GUTTER	CURB	VEGETATIVE BUFFER (MIN.)	SIDEWALK	SETBACK	TOTAL WIDTH
PARKING (ONE SIDE), NO BIKE LANES	0.5	5	3	0.5	1	0	0	11	11	0	8	1	0.5	3	5	0.5	50
NO PARKING, NO BIKE LANES	1	5	4	0.5	1	0	0	11	11	0	0	1	0.5	4	5	1	45
NO PARKING, WITH BIKE LANES	0.5	5	2	0.5	1	0	5	11	11	5	0	1	0.5	2	5	0.5	50



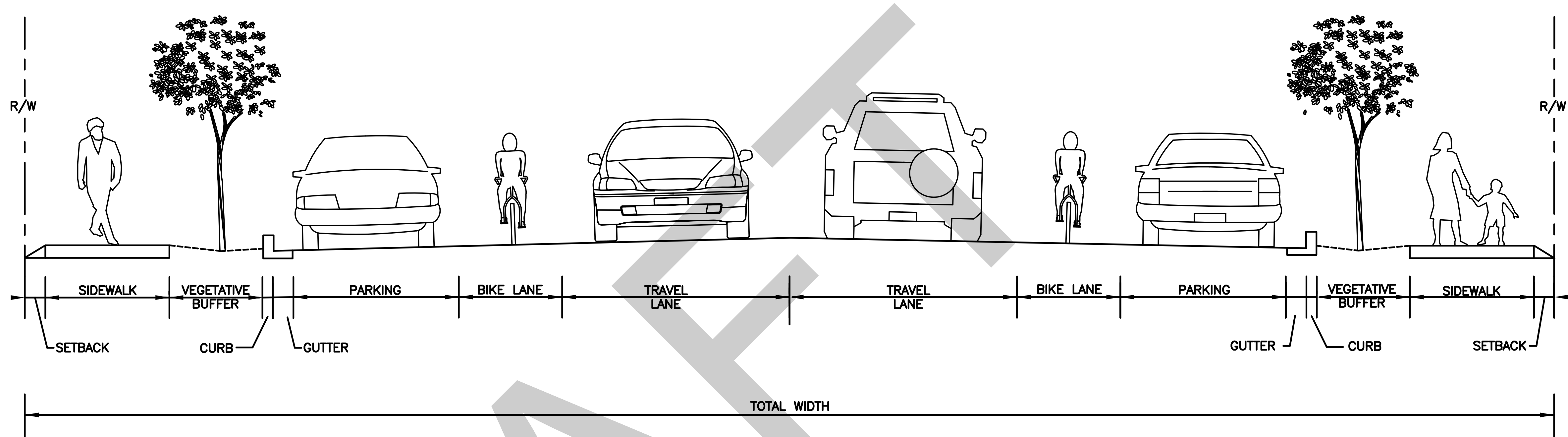
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Neighborhood Collector
Typical Section

Standard Detail:	A5
Scale:	Not to Scale
Date:	November 2014

NOTES:

- 1. DESIGN SPEED: 20 MPH
- 2. PERVIOUS PAVEMENT SHOULD BE CONSIDERED FOR USE ON ALL SIDEWALKS.
- 3. 5-FOOT WIDE BICYCLE LANES TO BE CONSTRUCTED ON ROADWAYS WITH RECREATIONAL TRAIL ROUTES AS IDENTIFIED IN THE CITY OF EDGEWOOD TRAILS PLAN.
- 4. LANDSCAPED BUFFERS MAY BE REPLACED WITH RAIN GARDENS WHEN PERMITTED BY DRAINAGE CONDITIONS.
- 5. ALL FACILITIES SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEES' SPECIAL REPORT: ACCESSIBLE PUBLIC RIGHTS-OF-WAY PLANNING AND DESIGNING FOR ALTERATIONS, DATED JULY 2007.
- 6. THE CITY OF EDGEWOOD MAY MODIFY SIDEWALK REQUIREMENTS AT THEIR DISCRETION.



	SETBACK	SIDEWALK	VEGETATIVE BUFFER (MIN.)	CURB	GUTTER	PARKING	BIKE LANE	TRAVEL LANE (MIN.)	TRAVEL LANE (MIN.)	BIKE LANE	PARKING	GUTTER	CURB	VEGETATIVE BUFFER (MIN.)	SIDEWALK	SETBACK	TOTAL WIDTH
NO PARKING, NO BIKE LANES	1	5	4	0.5	1	0	0	10	10	0	0	1	0.5	4	5	1	43
PARKING (BOTH SIDES), NO BIKE LANES	1	5	4	0.5	1	8	0	10	10	0	8	1	0.5	4	5	1	59
PARKING (ONE SIDE), NO BIKE LANES	1	5	4	0.5	1	0	0	10	10	0	8	1	0.5	4	5	1	51
BIKE LANES, NO PARKING	1	5	4	0.5	1	0	5	10	10	5	0	1	0.5	4	5	1	53
PARKING (BOTH SIDES), BIKE LANES	1	5	4	0.5	1	8	5	10	10	5	8	1	0.5	4	5	1	69
PARKING (ONE SIDE), BIKE LANES	1	5	4	0.5	1	0	5	10	10	5	8	1	0.5	4	5	1	61



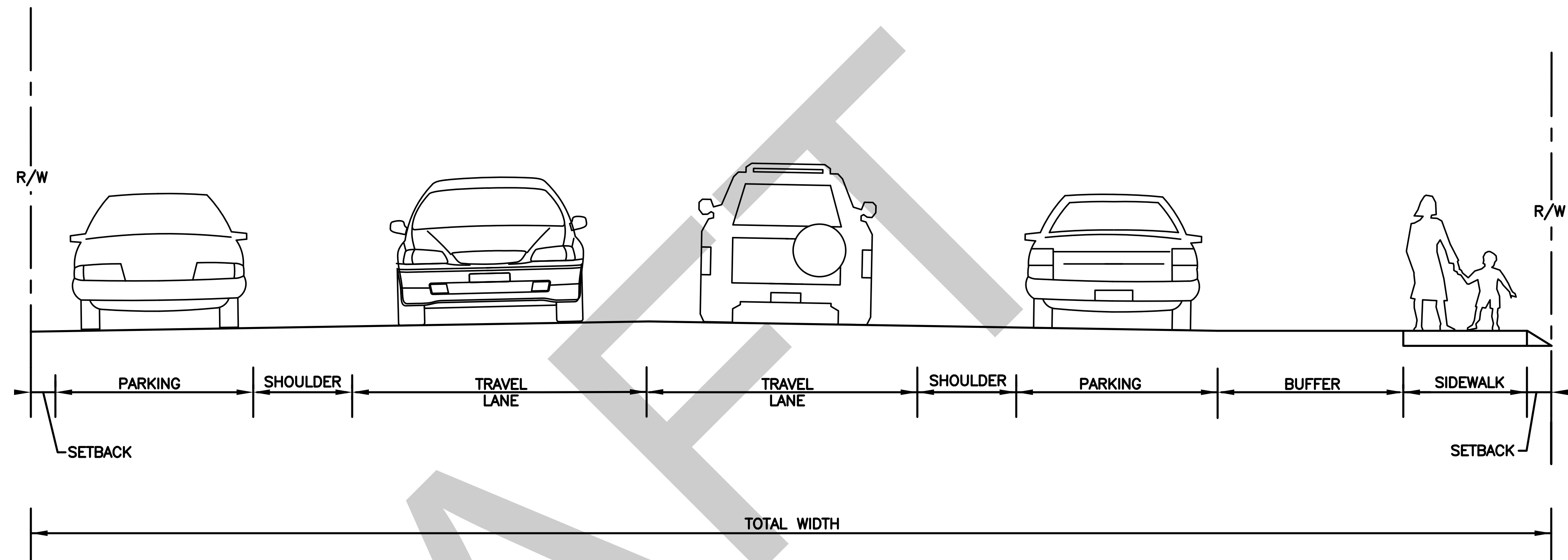
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Local Street - Curbed
Typical Section

Standard Detail:	A6
Scale:	Not to Scale
Date:	November 2014

NOTES:

- 1. DESIGN SPEED: 20 MPH
- 2. PERVIOUS PAVEMENT SHOULD BE CONSIDERED FOR USE ON ALL SIDEWALKS.
- 3. 5-FOOT WIDE BICYCLE LANES TO BE CONSTRUCTED ON ROADWAYS WITH RECREATIONAL TRAIL ROUTES AS IDENTIFIED IN THE CITY OF EDGEWOOD TRAILS PLAN.
- 4. LANDSCAPED BUFFERS MAY BE REPLACED WITH RAIN GARDENS WHEN PERMITTED BY DRAINAGE CONDITIONS.
- 5. ALL FACILITIES SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEES' SPECIAL REPORT: ACCESSIBLE PUBLIC RIGHTS-OF-WAY PLANNING AND DESIGNING FOR ALTERATIONS, DATED JULY 2007.
- 6. THE CITY OF EDGEWOOD MAY MODIFY SIDEWALK REQUIREMENTS AT THEIR DISCRETION.



LOCAL STREET – UN-CURBED

	SETBACK	SIDEWALK	BUFFER (MIN.)	PARKING	SHOULDER	TRAVEL LANE	TRAVEL LANE	SHOULDER	PARKING	BUFFER (MIN.)	SIDEWALK	SETBACK	TOTAL WIDTH
SIDEWALK (ONE SIDE), NO PARKING	1	0	0	0	6	10	10	6	0	5	5	1	44
SIDEWALK (ONE SIDE), PARKING (BOTH SIDES)	1	0	0	8	0	10	10	0	8	5	5	1	48
SIDEWALK (ONE SIDE) PARKING (ONE SIDE)	1	0	0	0	6	10	10	0	8	5	5	1	46
NO SIDEWALK	1	0	0	0	6	10	10	0	8	0	0	1	36



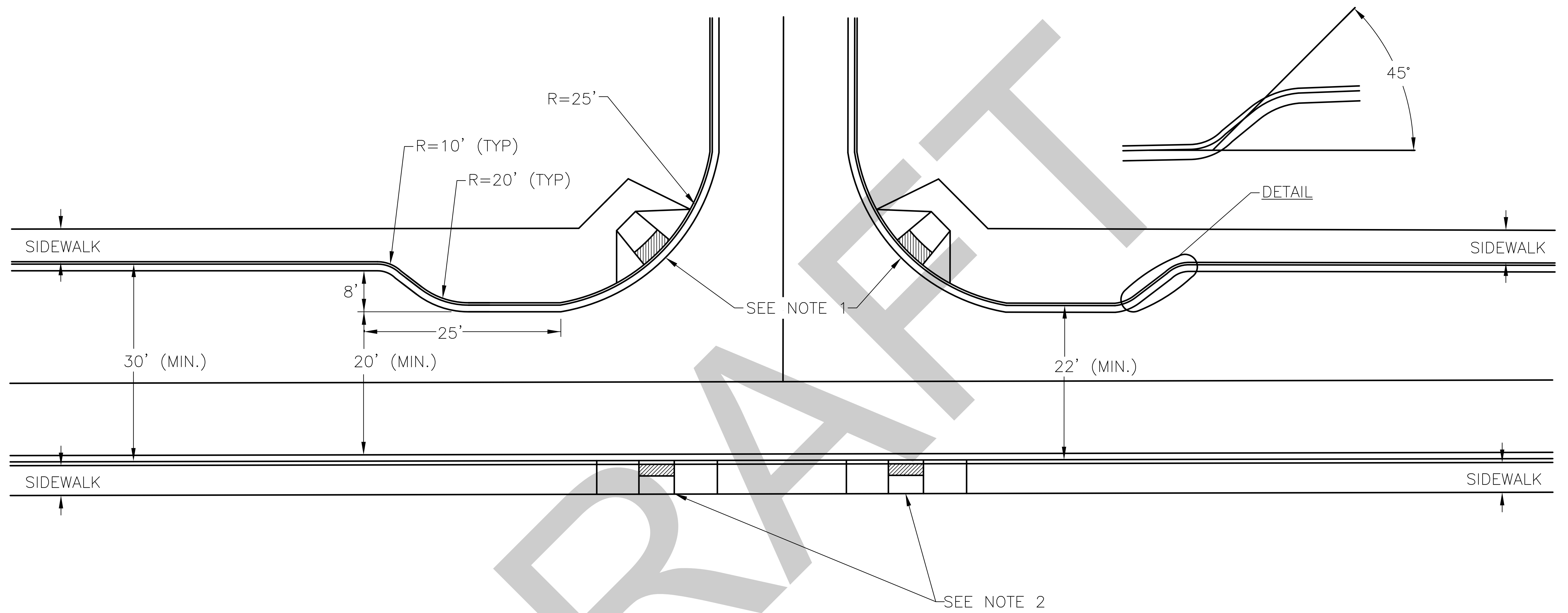
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Local Street - Un-Curbed
Typical Section

Standard Detail: A7

Scale: Not to Scale

Date: November 2014



NOTES:

- 1) SEE STANDARD DRAWING D4 FOR CEMENT CONCRETE CURB RAMP TYPE 1 DETAILS.
- 2) SEE STANDARD DRAWING D4 FOR CEMENT CONCRETE CURB RAMP TYPE 2 DETAILS.
- 3) SEE STANDARD DRAWING D1 FOR CEMENT CONCRETE SIDEWALK DETAILS.
- 4) SEE STANDARD DRAWING A6 FOR LOCAL ROAD TYPICAL SECTION DETAILS.



*City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372*

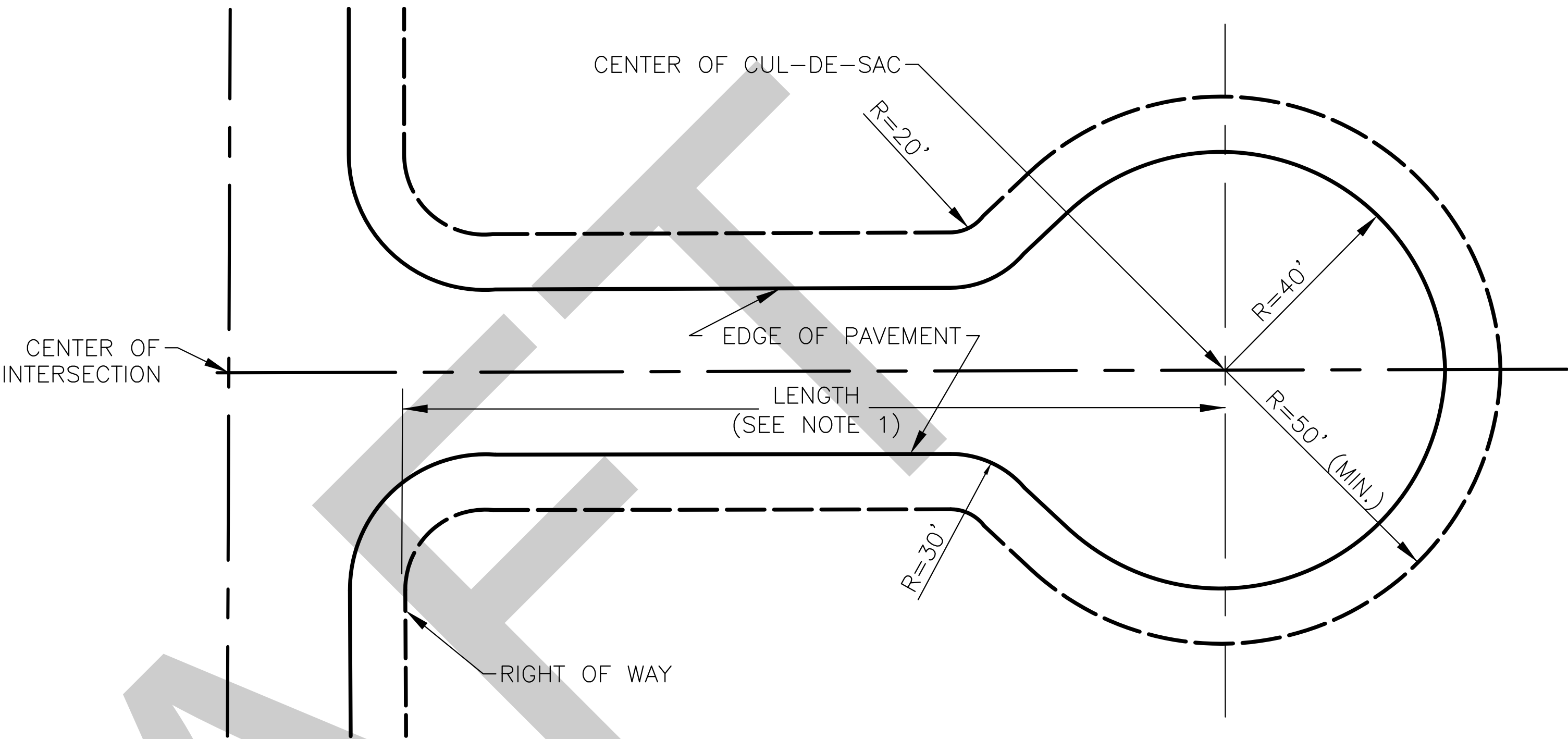
**Local Street
Intersection -Curbed Plan**

Standard Detail: B1

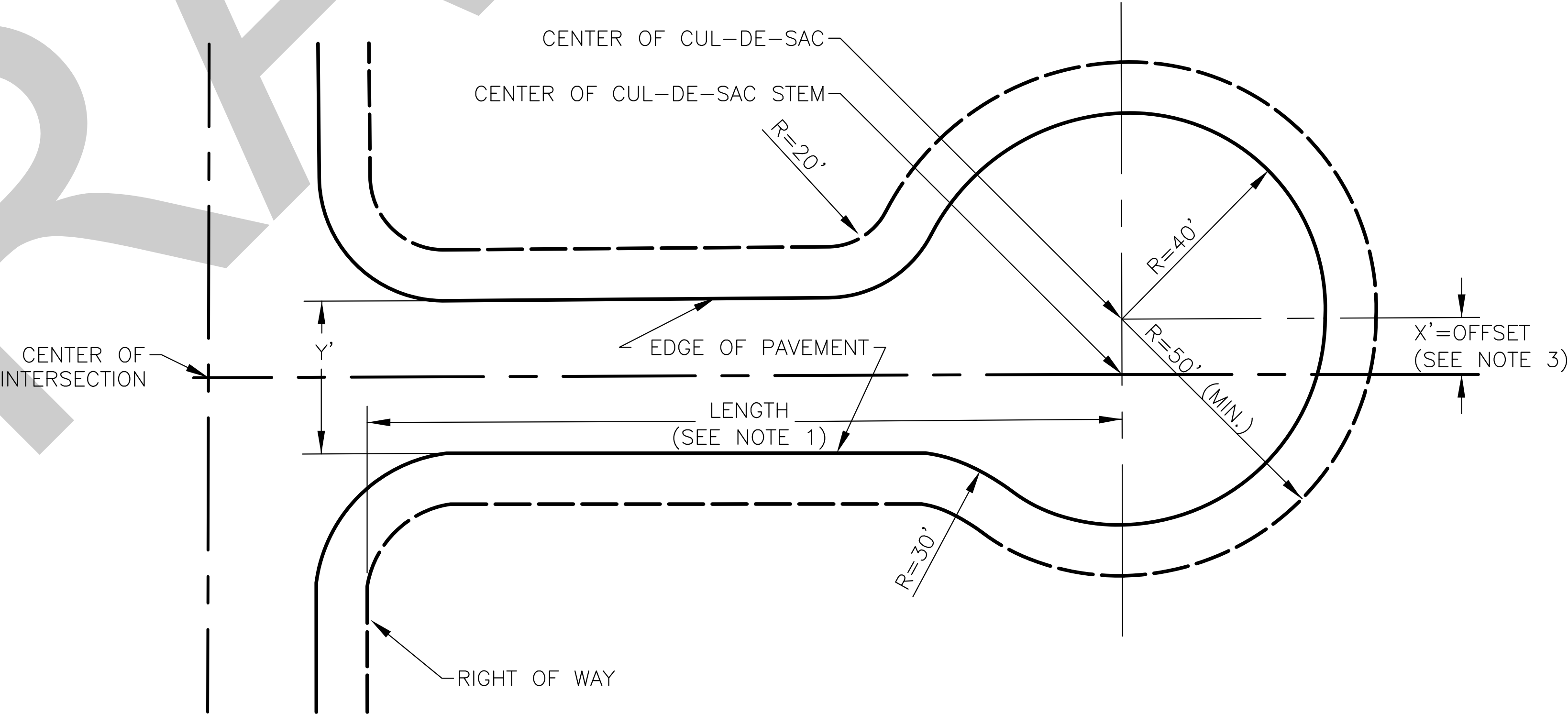
Scale: Not to Scale

Date: November 2014

CUL-DE-SAC



CUL-DE-SAC WITH OFFSET



NOTES:

- 1) LENGTH MEASURED ALONG CENTERLINE:
MINIMUM = 100 FEET
MAXIMUM = 700 FEET
- 2) RADIUS OF CUL-DE-SAC TO FLOW LINE OF CEMENT CONCRETE TRAFFIC CURB AND GUTTER = 41 FEET.
- 3) MAXIMUM OFFSET:
 $X' = 40 - Y'/2$
- 4) INSTALL STANDARD MONUMENTS AT THE CENTER OF THE CUL-DE-SAC AND AT THE CENTER OF THE CUL-DE-SAC STEM.



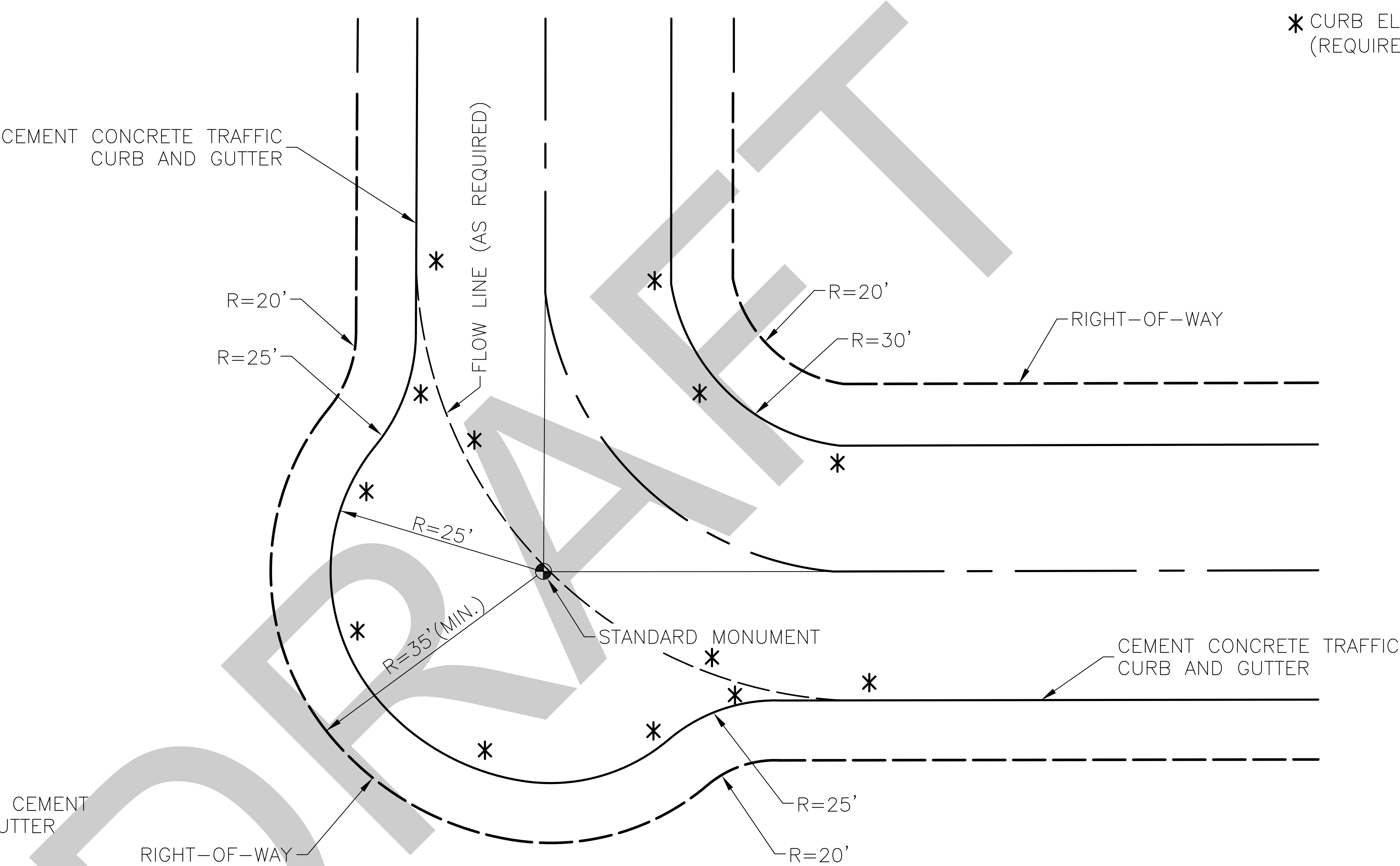
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Cul-De-Sacs

Standard Detail:	B2
Scale:	Not to Scale
Date:	November 2014

LEGEND

* CURB ELEVATIONS
(REQUIRED ON PLANS)



NOTES:

- 1) SEE STANDARD DRAWING D2 FOR CEMENT CONCRETE TRAFFIC CURB AND GUTTER DETAILS.
- 2) INSTALL A STANDARD MONUMENT AT THE POINT OF INTERSECTION FOR THE CURVE.



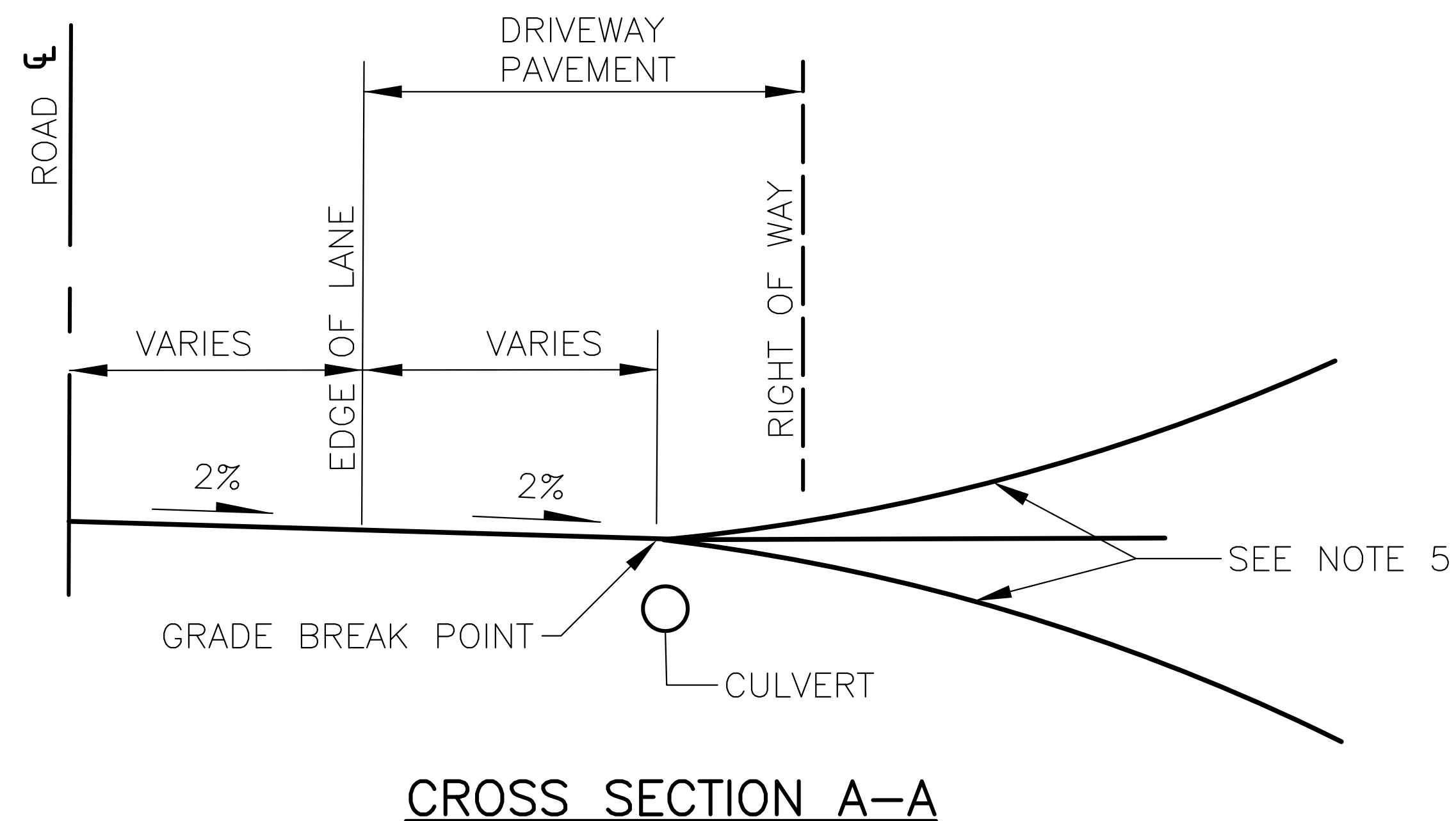
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Right Angle "L" Intersection

Standard Detail: B3

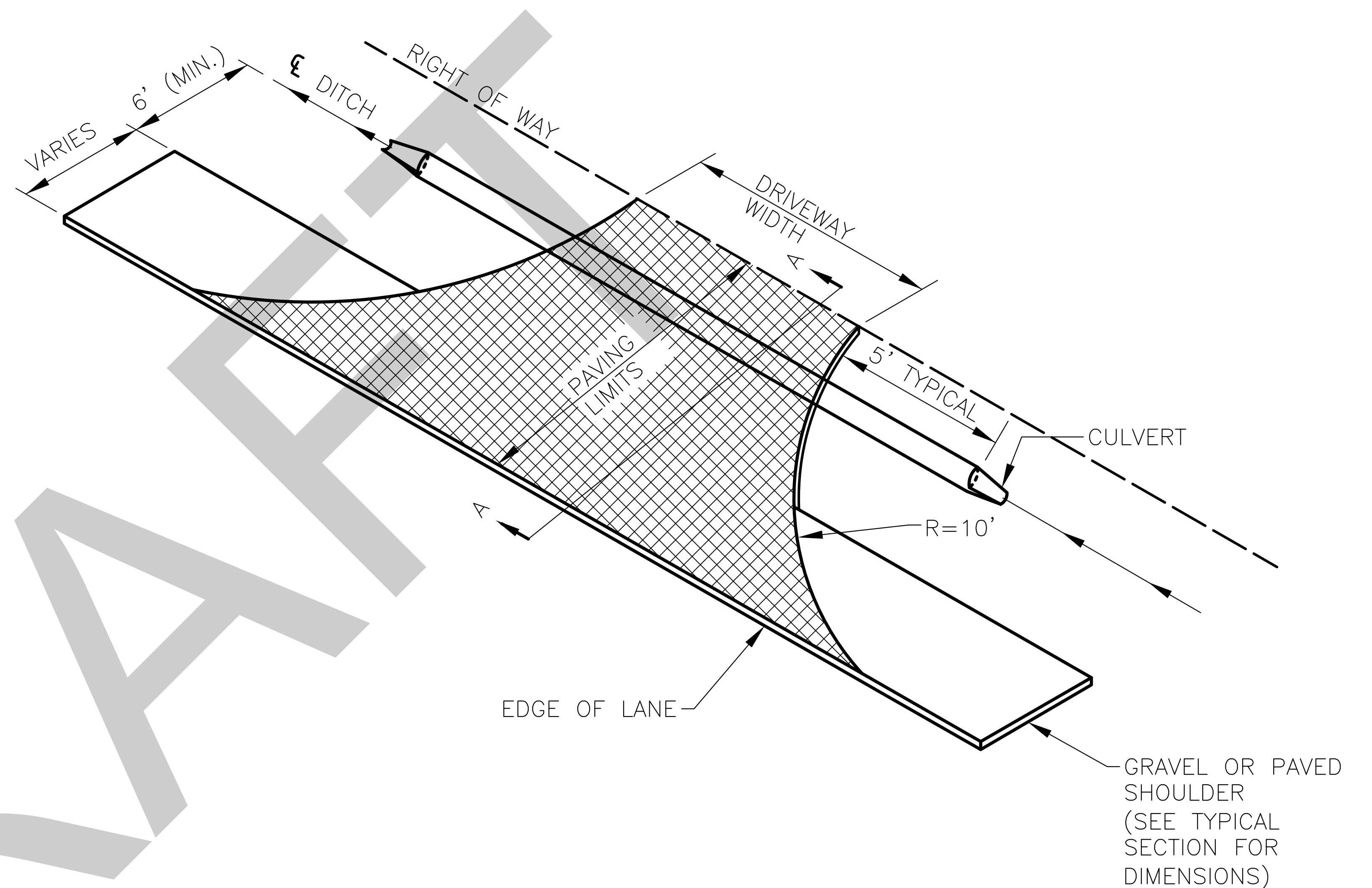
Scale: Not to Scale

Date: November 2014



NOTES:

- 1) DRIVEWAY WIDTH = 15' MINIMUM TO 24' MAXIMUM, OR MATCH EXISTING AS APPROVED BY THE CITY ENGINEER.
- 2) DRIVEWAY PAVING = 2" MINIMUM COMPACTED DEPTH HOT MIX ASPHALT CL. 1/2 IN. OVER 2" MINIMUM COMPACTED DEPTH CRUSHED SURFACING TOP COURSE, OR 6" MINIMUM CEMENT CONCRETE.
- 3) STORM RUNOFF FROM DRIVEWAY SHALL NOT DRAIN ONTO ROADWAY SURFACE, UNLESS ACCOUNTED FOR IN DRAINAGE DESIGN.
- 4) DRIVEWAY SHALL NORMALLY BE AT 90 DEGREES TO ROADWAY CENTERLINE, BUT MAY VARY FROM 75 DEGREES TO 90 DEGREES.
- 5) RECOMMENDED MAXIMUM GRADES $\pm 15\%$ BEYOND GRADE BREAK POINT. VERTICAL CURVES NOT TO EXCEED A 3 1/4" CREST OR A 1" SAG IN A 10' CHORD.
- 6) INSTALL A CULVERT TO CONVEY WATER THROUGH THE DITCH. SIZE THE CULVERT BASED ON A HYDROLOGY AND HYDRAULIC ANALYSIS OF THE SITE; HOWEVER THE MINIMUM SIZE CULVERT ALLOWED IS 12" DIAMETER. THE CULVERT LENGTH IS DETERMINED BY THE WIDTH OF THE DRIVEWAY, PLUS 5' AT EACH END, WITH BEVELED END SECTIONS.



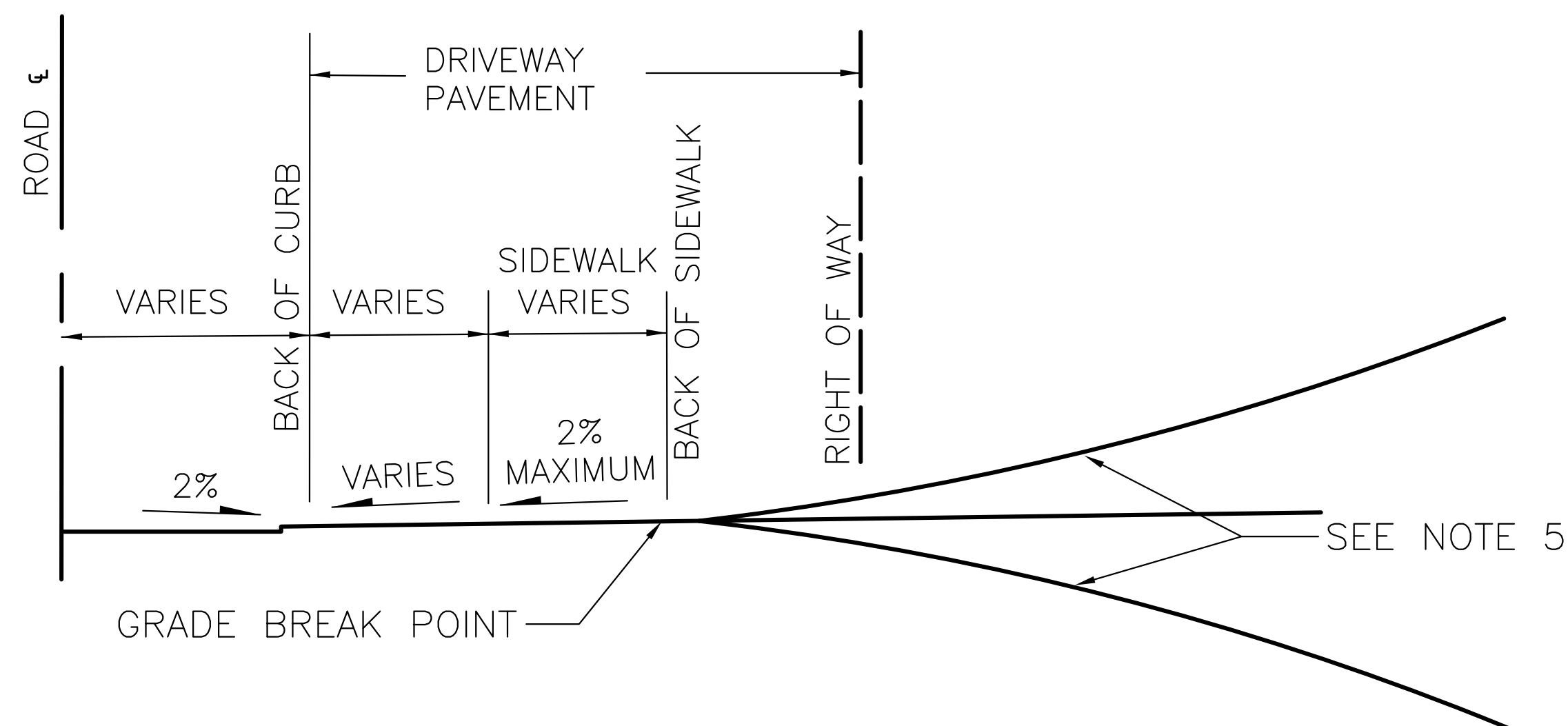
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Residential
Driveway Approach
Un-Curbed

Standard Detail: C1

Scale: Not to Scale

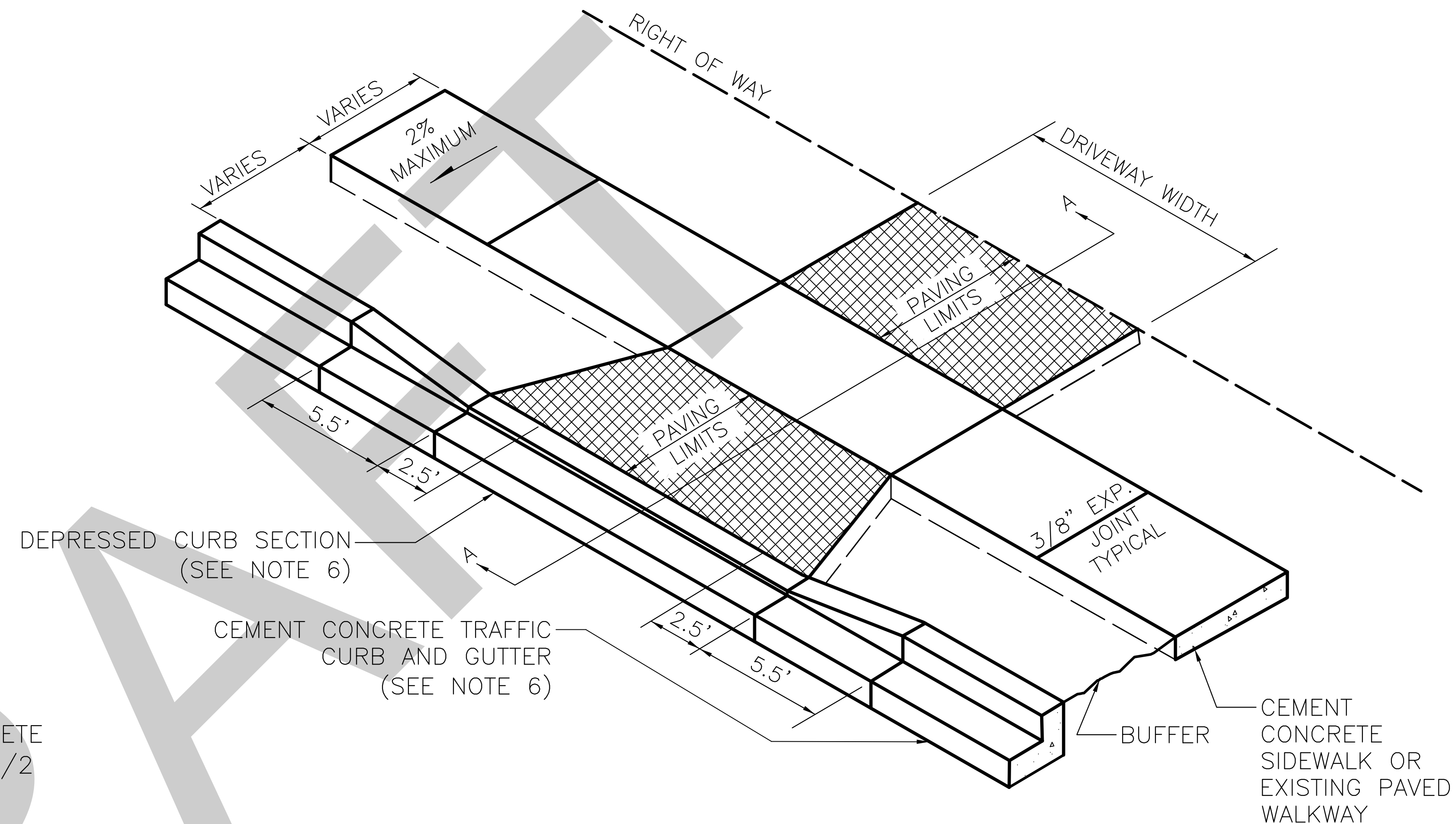
Date: November 2014



CROSS SECTION A-A

NOTES:

- 1) DRIVEWAY WIDTH = 15' MINIMUM TO 24' MAXIMUM, OR MATCH EXISTING AS APPROVED BY THE CITY ENGINEER.
- 2) DRIVEWAY PAVING = 6" MINIMUM CEMENT CONCRETE IF CEMENT CONCRETE SIDEWALK OR: 2" MINIMUM COMPACTED DEPTH HOT MIX ASPHALT CL. 1/2 IN. OVER 2" MINIMUM COMPACTED DEPTH CRUSHED SURFACING TOP COURSE, IF MATCHING EXISTING PAVED WALKWAY.
- 3) STORM RUNOFF FROM DRIVEWAY SHALL NOT DRAIN ONTO ROADWAYS SURFACE, UNLESS ACCOUNTED FOR IN DRAINAGE DESIGN.
- 4) DRIVEWAY SHALL NORMALLY BE AT 90 DEGREES TO ROADWAY CENTERLINE, BUT MAY VARY FROM 75 DEGREES TO 90 DEGREES.
- 5) RECOMMENDED MAXIMUM GRADES $\pm 15\%$ BEYOND GRADE BREAK POINT. VERTICAL CURVES NOT TO EXCEED A 3 1/4" CREST OR A 1" SAG IN A 10' CHORD.
- 6) SEE STANDARD DRAWING D2 FOR CURB DETAILS.
- 7) SEE STANDARD DRAWING D1 FOR CEMENT CONCRETE SIDEWALK AND EXPANSION JOINT DETAILS.



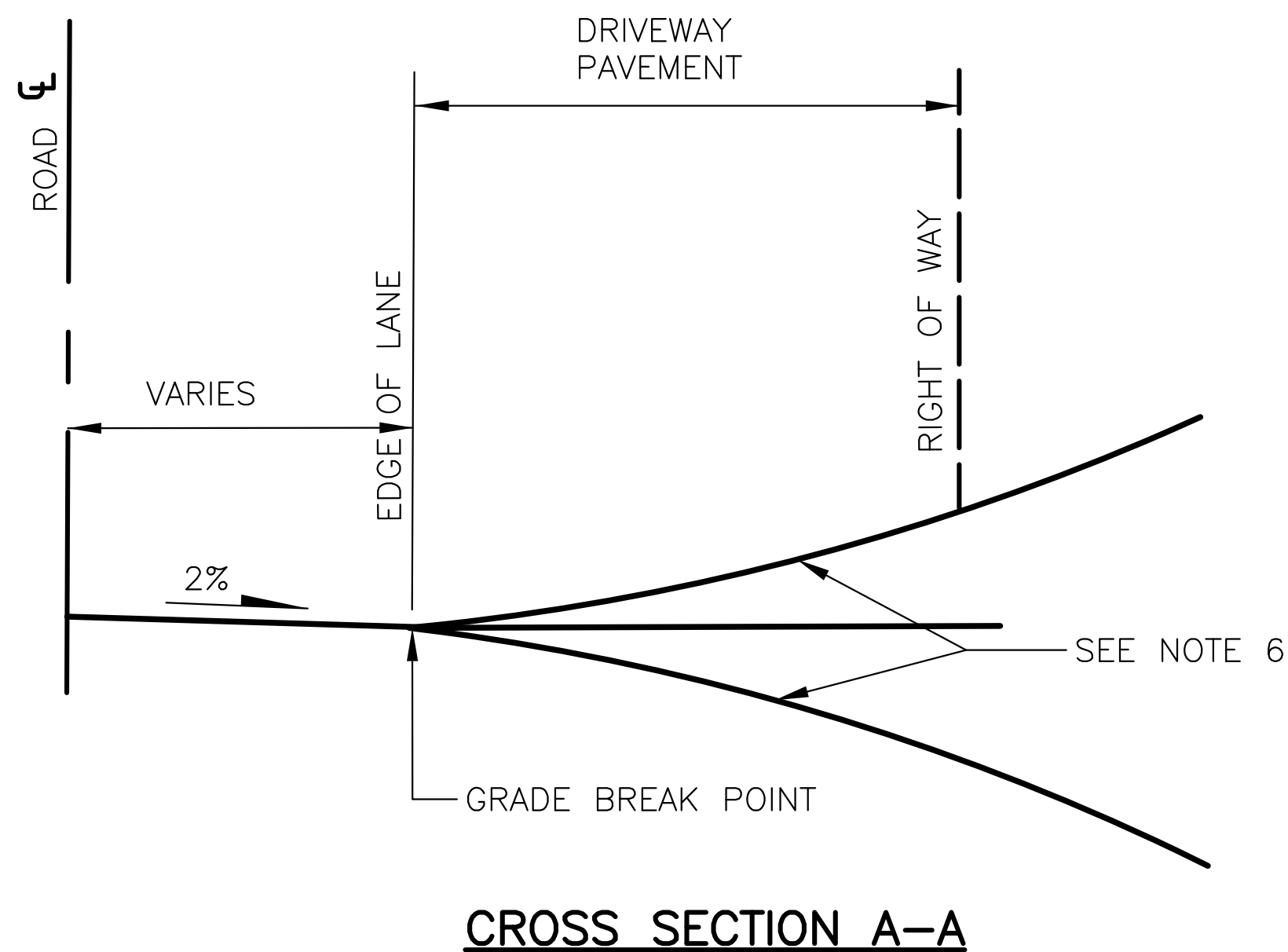
***City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372***

**Residential
Driveway Approach
Curbed**

Standard Detail: C2

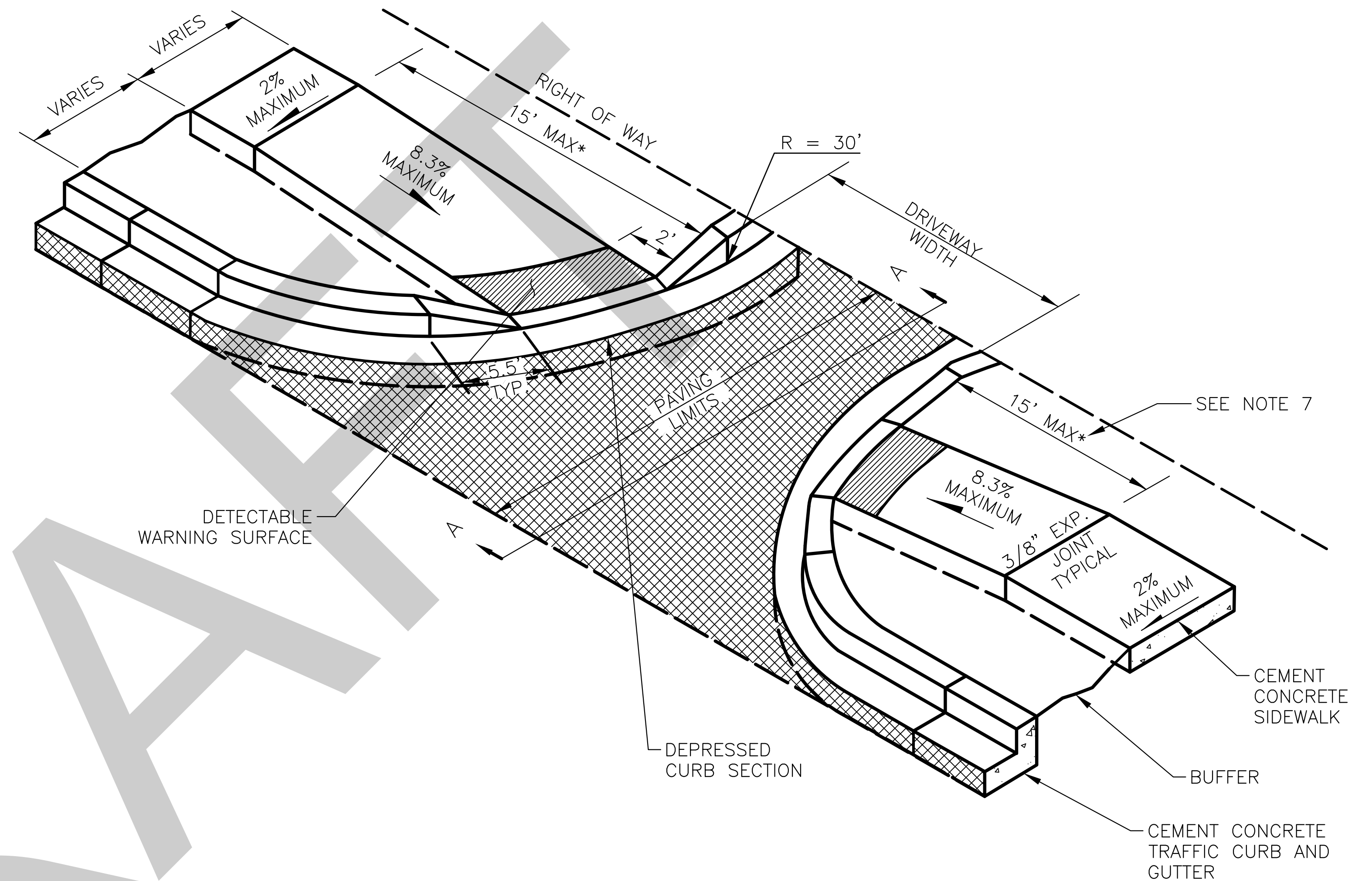
Scale: Not to Scale

Date: November 2014



NOTES:

- 1) FOR 2 LANE APPROACH DRIVEWAY WIDTH = 24' MINIMUM TO 30' MAXIMUM. FOR 3 LANE DRIVEWAY WIDTH = 30' MINIMUM TO 40' MAXIMUM, OR AS APPROVED BY THE CITY ENGINEER.
- 2) DRIVEWAY PAVING = 2" MINIMUM COMPACTED DEPTH HOT MIX ASPHALT CL. 1/2 IN. OVER 2" MINIMUM COMPACTED DEPTH CRUSHED SURFACING TOP COURSE, OR 6" MINIMUM CEMENT CONCRETE.
- 3) ENGINEERED PAVEMENT DESIGN IS REQUIRED FOR ROADWAYS.
- 4) STORM RUNOFF FROM DRIVEWAY SHALL NOT DRAIN ONTO ROADWAY SURFACE, UNLESS ACCOUNTED FOR IN DRAINAGE DESIGN.
- 5) DRIVEWAY SHALL NORMALLY BE AT 90 DEGREES TO ROAD CENTERLINE, BUT MAY VARY FROM 75 DEGREES TO 90 DEGREES.
- 6) RECOMMENDED MAXIMUM GRADES +/- 15% BEYOND GRADE BREAK POINT. VERTICAL CURVES NOT TO EXCEED A 3 1/4" CREST OR A 1" SAG IN A 10' CHORD.
- 7) ADJUST SIDEWALK RAMP LENGTHS TO MEET AMERICANS WITH DISABILITIES ACT REQUIREMENTS AS NEEDED.
- 8) SEE STANDARD DRAWING D4 FOR DETECTABLE WARNING SURFACE DETAILS.
- 9) SEE STANDARD DRAWING D1 FOR CEMENT CONCRETE SIDEWALK AND EXPANSION JOINT DETAILS.
- 10) SEE STANDARD DRAWING D2 FOR CURB DETAILS.



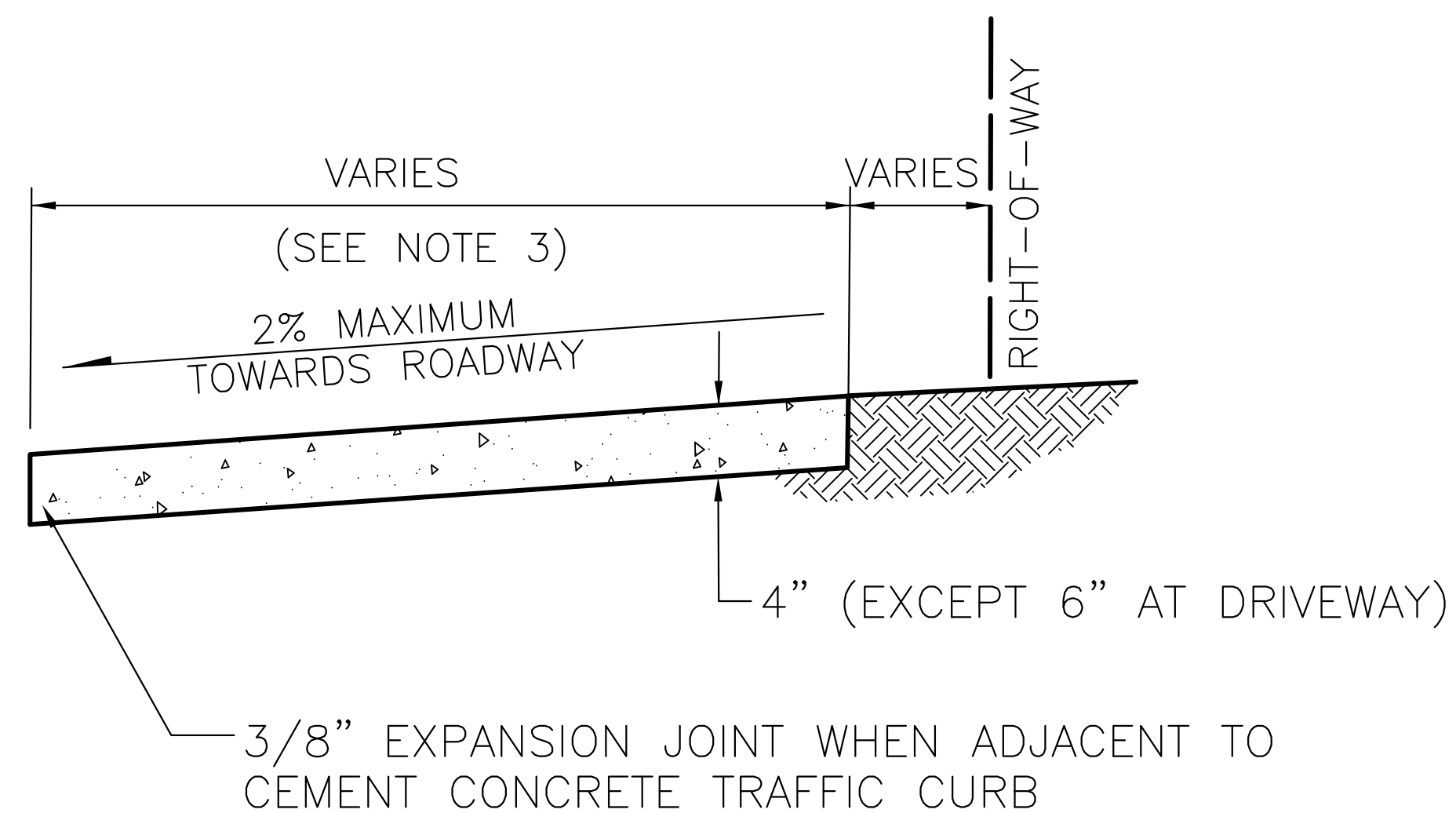
City of Edgewood, WA
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Edgewood, WA 98372

**Commercial
 Driveway Approach
 Curbed**

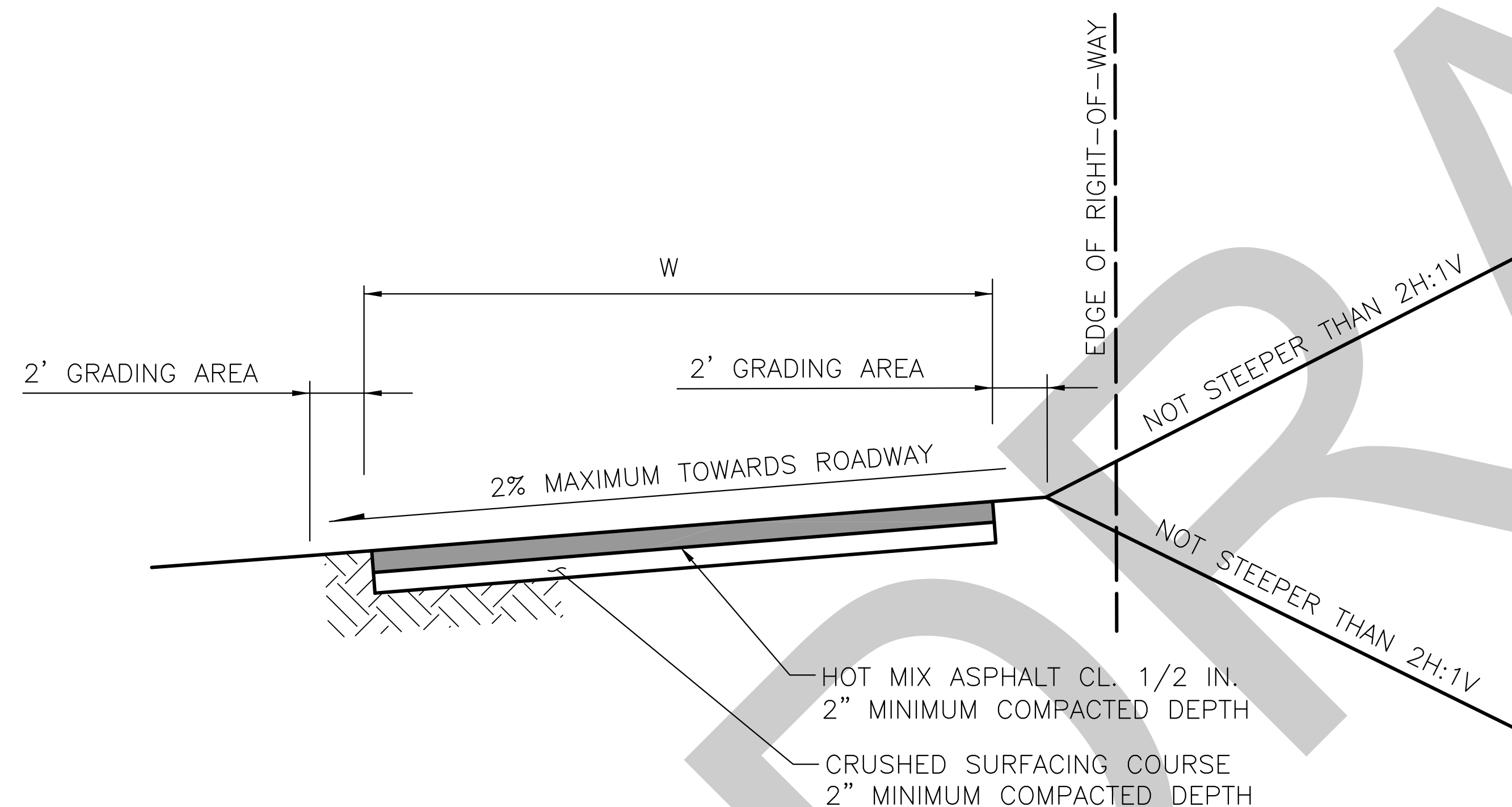
Standard Detail: C3

Scale: Not to Scale

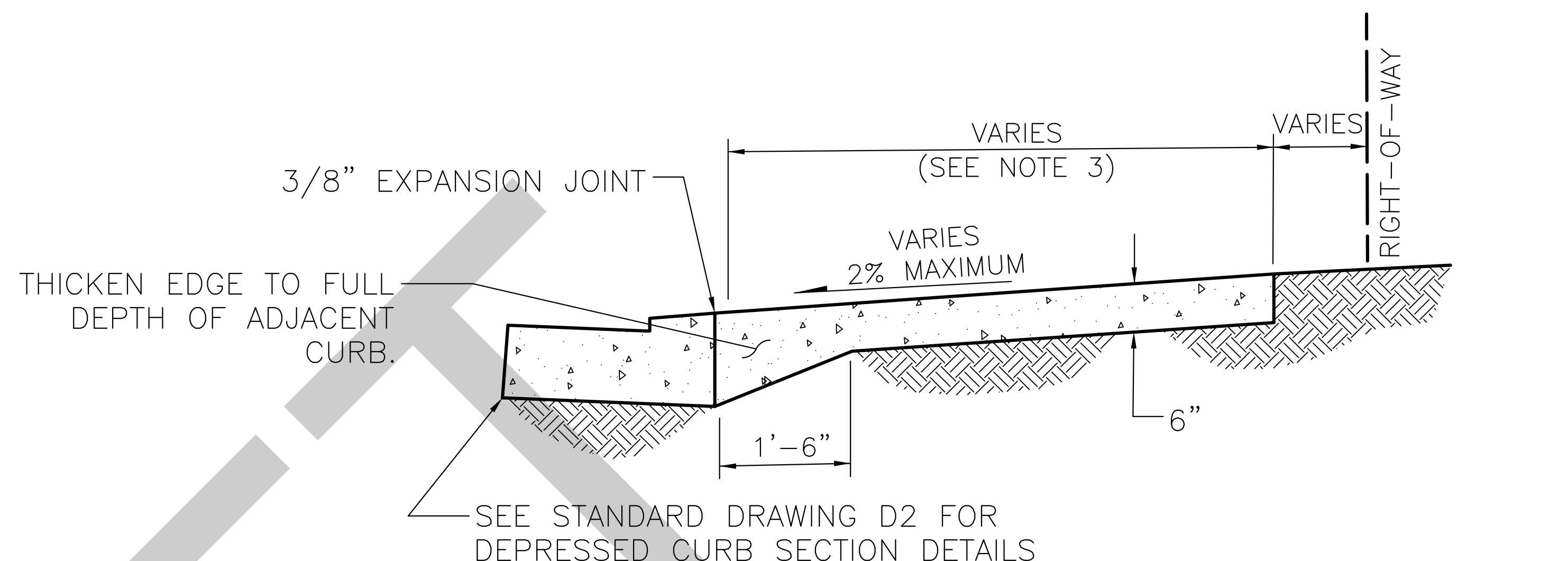
Date: November 2014



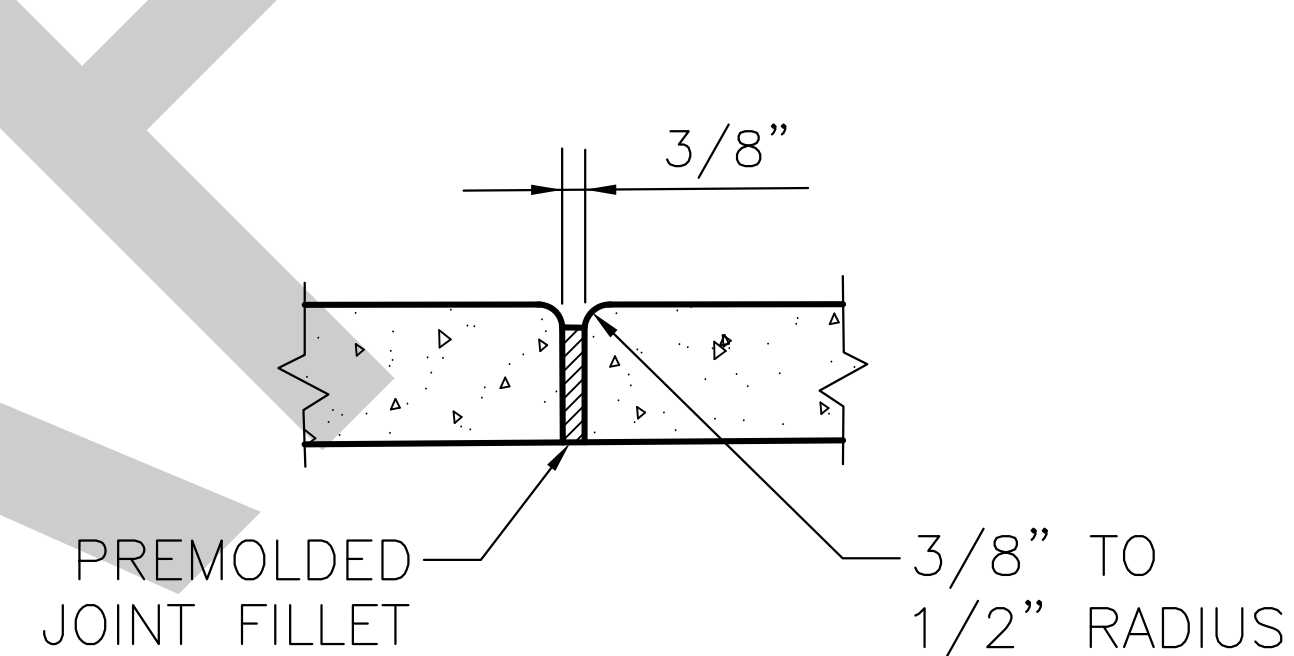
CEMENT CONCRETE SIDEWALK



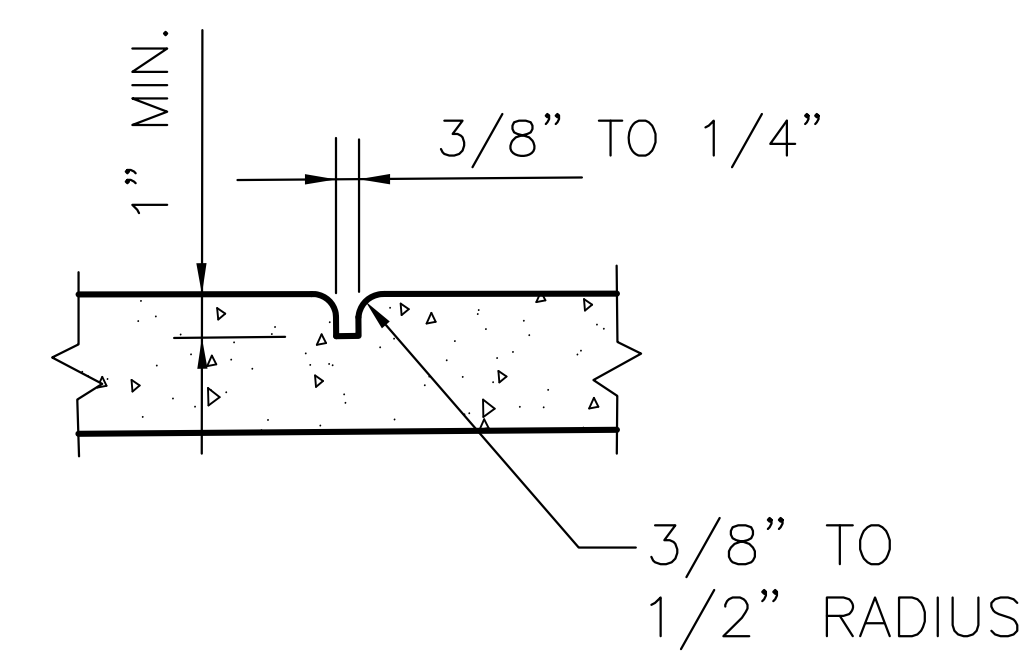
SHARED-USE PATH



**CEMENT CONCRETE SIDEWALK AT RESIDENTIAL DRIVEWAY WITH
CEMENT CONCRETE TRAFFIC CURB AND GUTTER**



EXPANSION JOINT DETAIL



CONTRACTION JOINT DETAIL

NOTES:

- 1) STORM DRAIN INFILTRATION SYSTEMS SHALL NOT BE PERMITTED UNDER THE SIDEWALK.
- 2) EXPANSION JOINTS SHALL BE PLACED ALONG SIDEWALKS AT 15' MAXIMUM SPACING. CONTRACTION JOINTS SHALL BE PLACED BETWEEN THE EXPANSION JOINTS AT A 5' MAXIMUM SPACING.
- 3) REFER TO TYPICAL SECTIONS FOR SIDEWALK WIDTHS.
- 4) SIDEWALKS AND SHARED-USE PATHS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- 5) SHARED-USE PATH WIDTH (W) IS 10' MINIMUM IF GRADE OF TRAIL IS LESS THAN 5%, OR 13' MINIMUM IF OVER 5%.
- 6) SHARED-USE PATH SHOULD BE LOCATED AS CLOSE AS POSSIBLE TO OUTER EDGE OF THE EXISTING ROADWAY RIGHT-OF-WAY.
- 7) BROOM FINISH ALL CEMENT CONCRETE SIDEWALKS.



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**Cement Concrete Sidewalk
and Shared-Use Path**

Standard Detail: D1

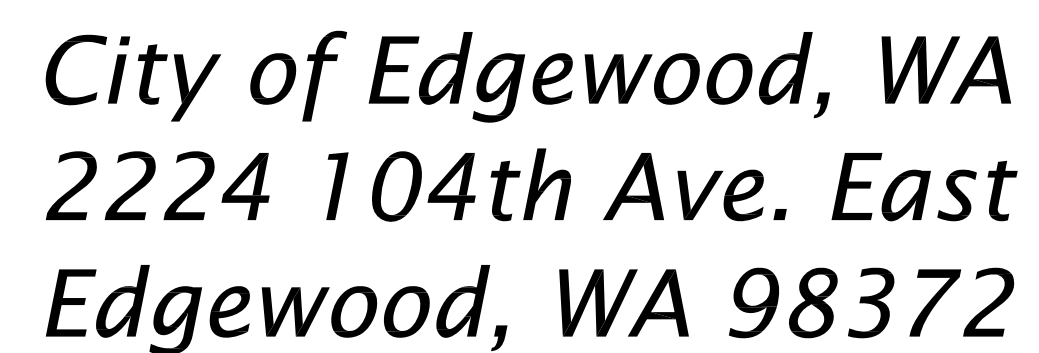
Scale: Not to Scale

Date: November 2014



- 1) CURB HEIGHT VARIES FROM 0" TO 6", MAINTAIN 1H:6V SLOPE ON FACE OF CURB.
- 2) CURB HEIGHT SHALL BE FLUSH WITH GUTTER PAN AT CURB RAMPS.
- 3) CURB HEIGHT SHALL BE 1/2" AT DRIVEWAY APPROACH AND 1" AT REVERSE GRADE APPROACH.

1) CURB HEIGHT SHALL BE 3" FOR EMERGENCY VEHICLE TURNAROUND IN SMALL LOT DEVELOPMENTS ONLY.

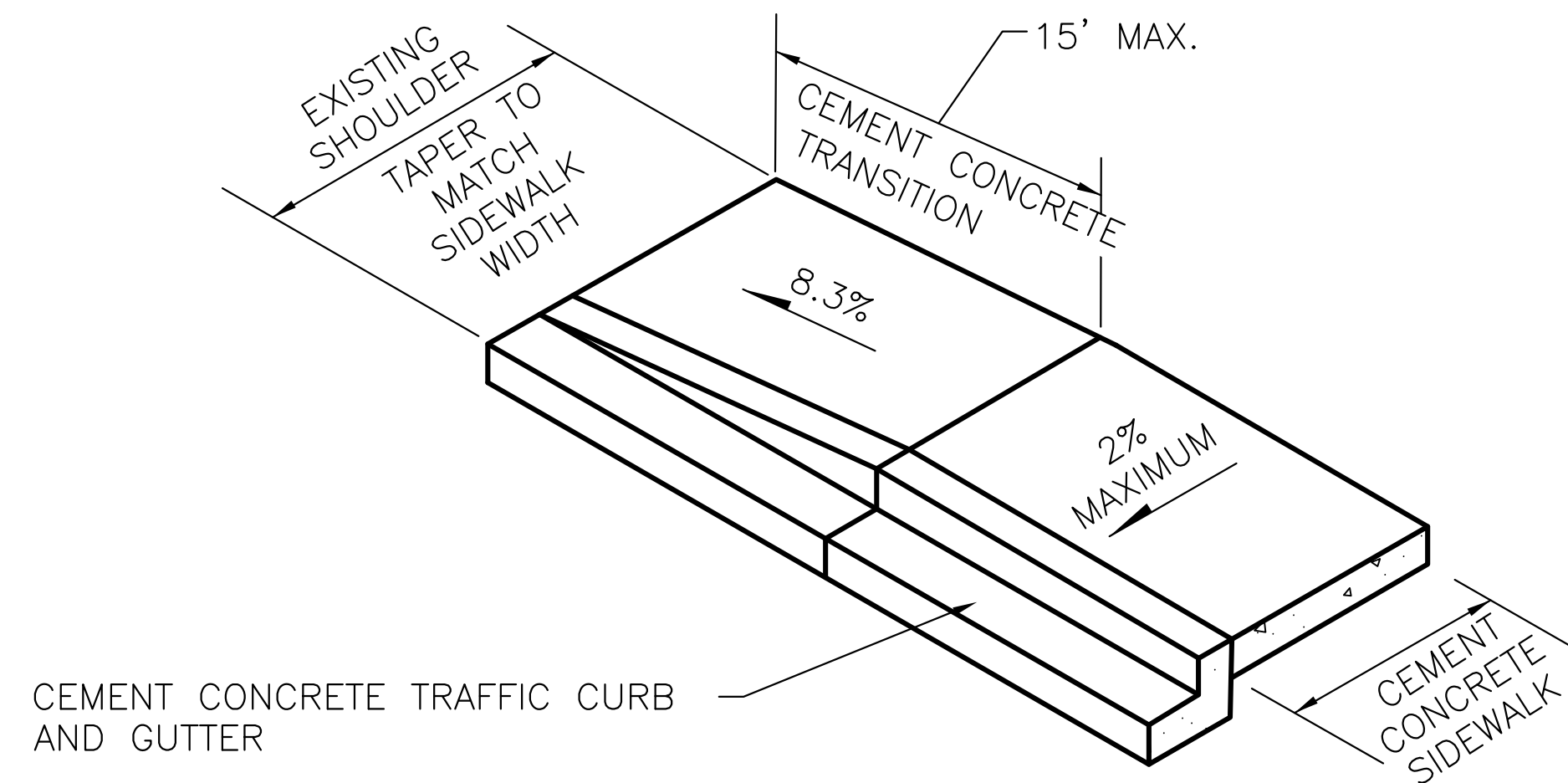


Curb Details

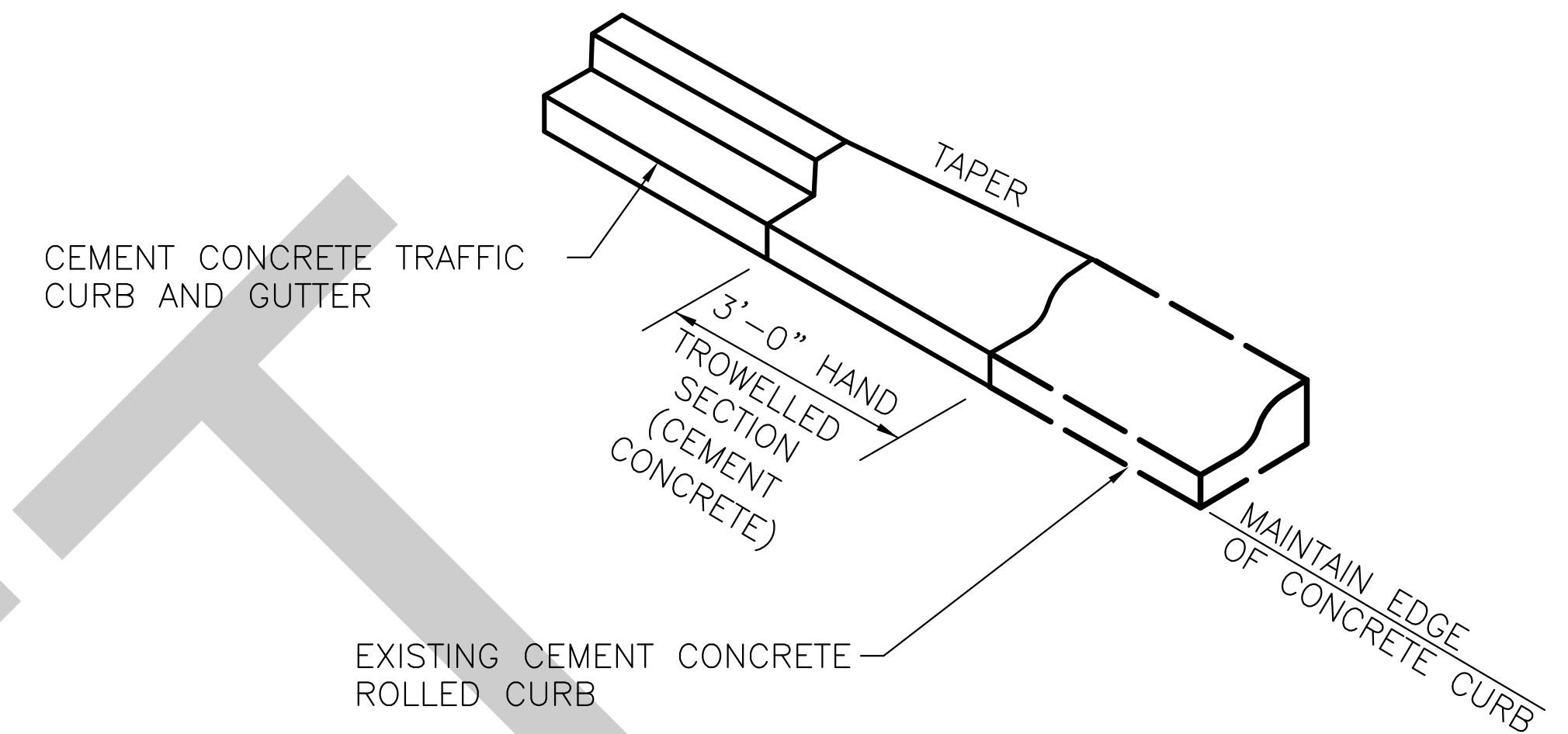
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Scale: Not to Scale

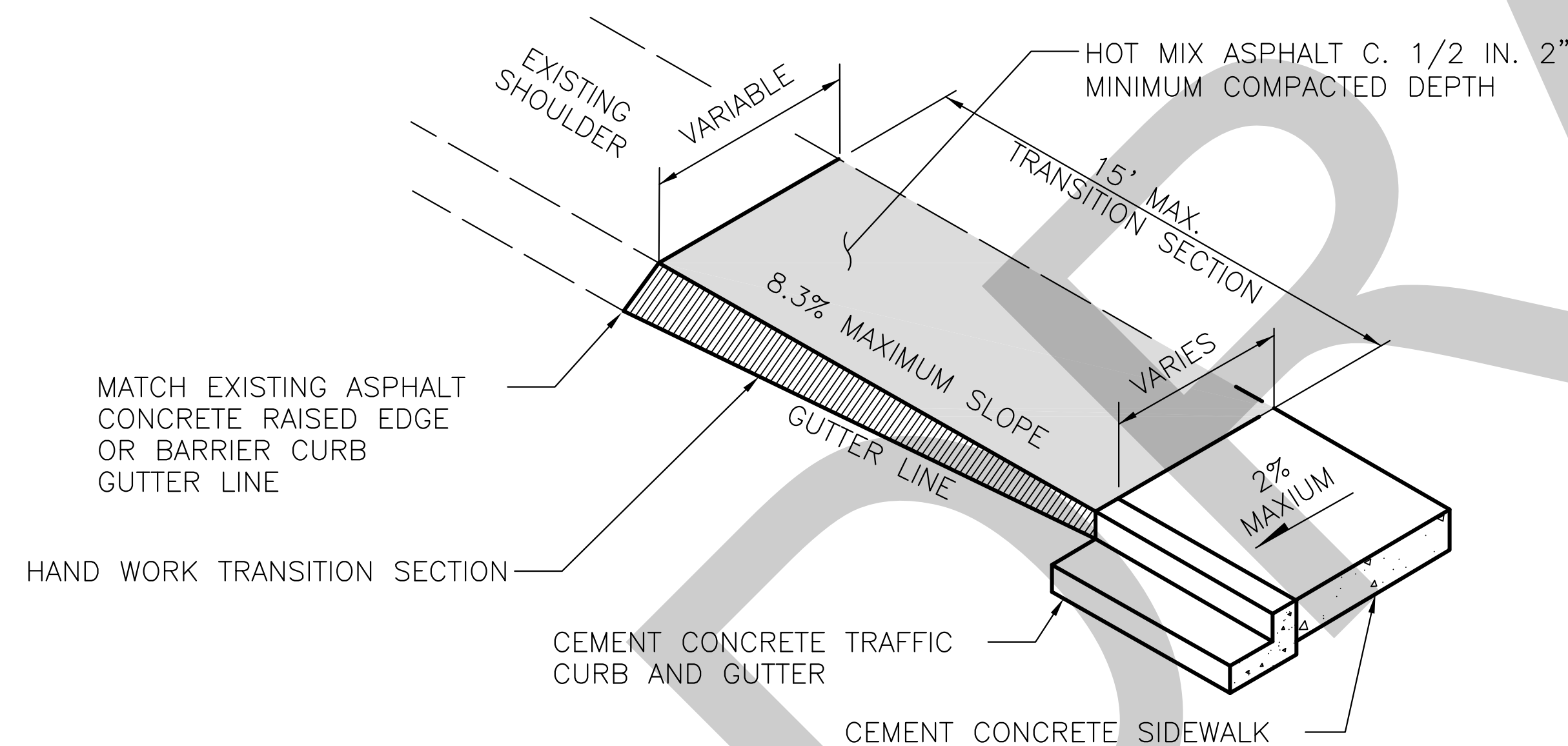
Date: November 2014



CEMENT CONCRETE TRAFFIC CURB AND GUTTER AND SIDEWALK TO SHOULDER TRANSITION



CEMENT CONCRETE TRAFFIC RUB AND GUTTER TO EXISTING CEMENT CONCRETE ROLLED CURB TRANSITION



CEMENT CONCRETE TRAFFIC CURB AND GUTTER AND SIDEWALK TO EXISTING ASPHALT CONCRETE RAISED EDGE OR BARRIER CURB

NOTES:

- 1) SEE STANDARD DRAWING D1 FOR CEMENT CONCRETE SIDEWALK DETAILS.
- 2) SEE STANDARD DRAWING D2 FOR CURB DETAILS.



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Curb Transitions

Standard Detail: D3

Scale: Not to Scale

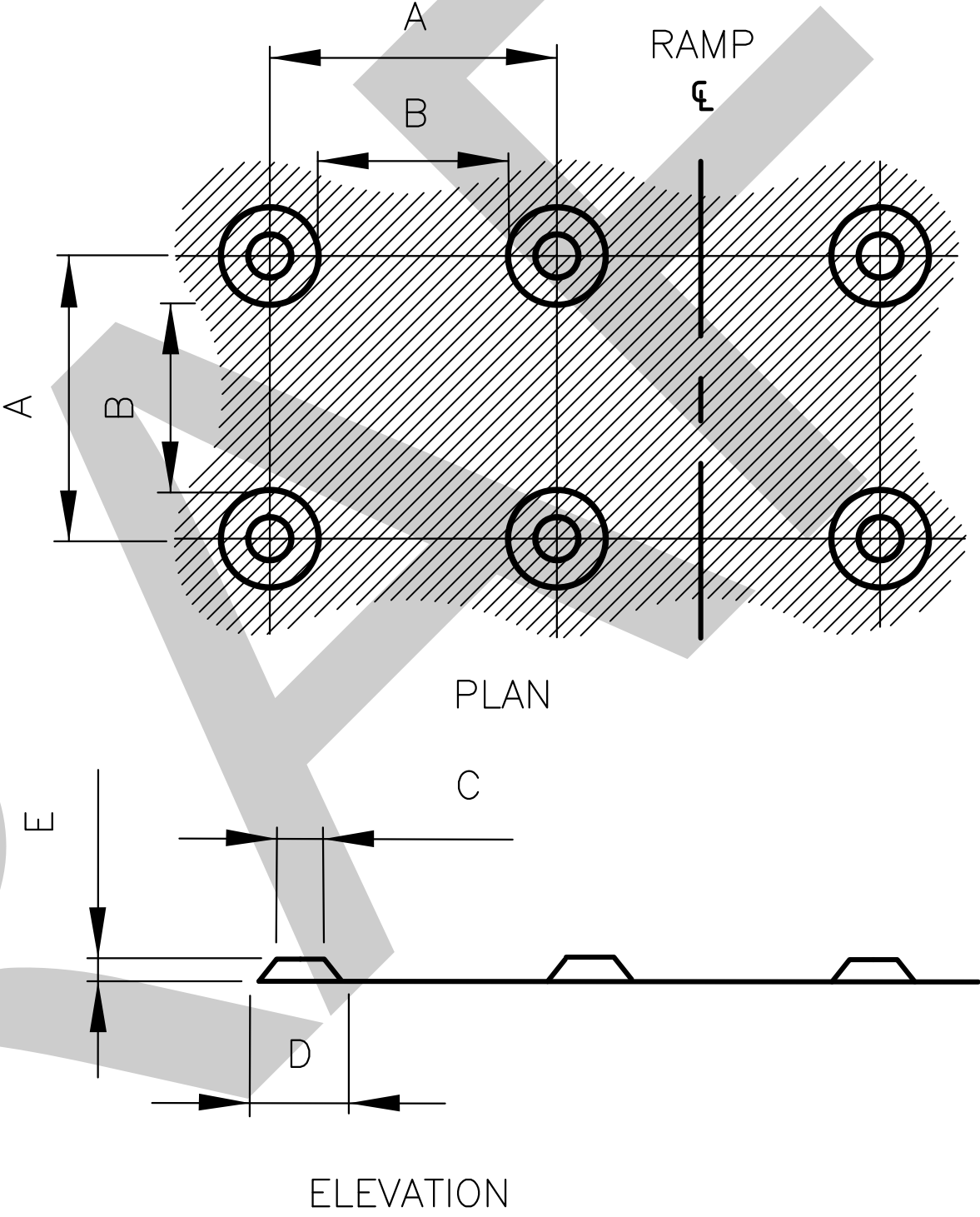
Date: November 2014

NOTES:

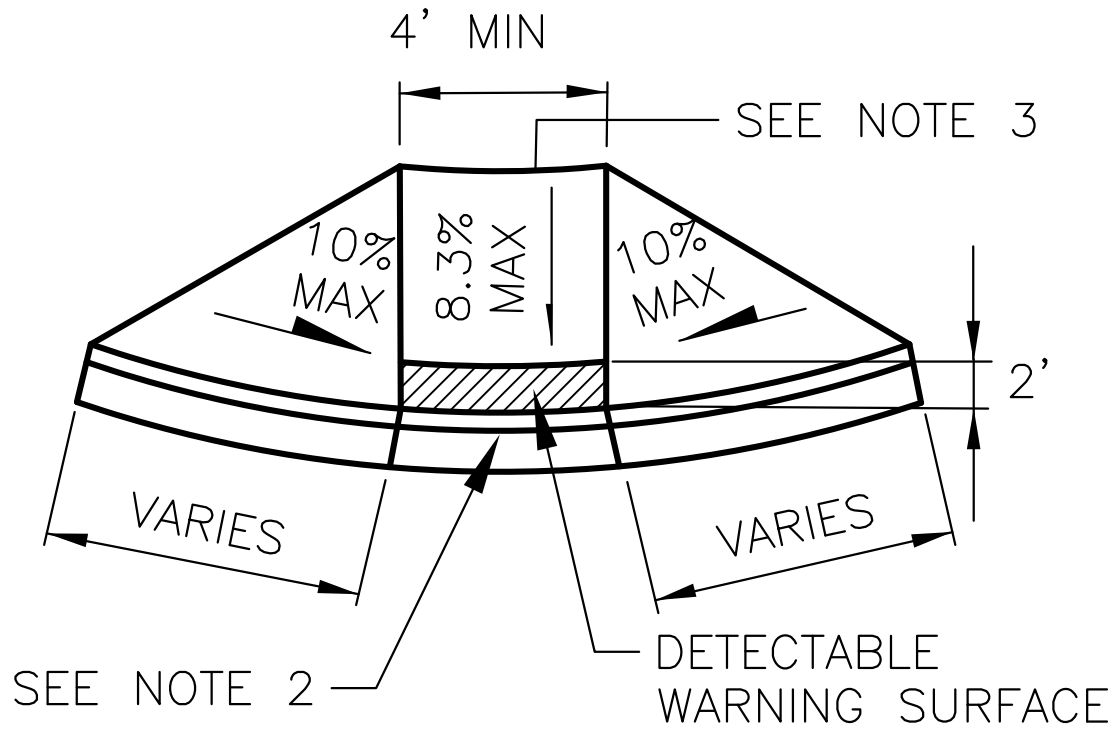
- 1) ADJUST DIMENSIONS AS NEEDED TO MEET REQUIREMENTS OF THE PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE'S SPECIAL REPORT: ACCESSIBLE PUBLIC RIGHTS-OF-WAY PLANNING AND DESIGNING FOR ALTERATIONS, DATED JULY 2007.
- 2) CURB TO BE FLUSH WITH ADJACENT ROADWAY SURFACE.
- 3) PERPENDICULAR RAMP LENGTH IS MEASURED FROM BACK OF CURB.
- 4) PARALLEL RAMP LENGTHS VARY FROM 6' MIN TO 15' MAX.
- 5) SEE STANDARD DRAWING D1 FOR CEMENT CONCRETE SIDEWALK DETAILS.
- 6) SEE STANDARD DRAWING D2 FOR CURB DETAILS.

DETECTABLE WARNING SURFACE AREA SHALL BE YELLOW AND IN COMPLIANCE WITH WSDOT STANDARD SPECIFICATIONS.

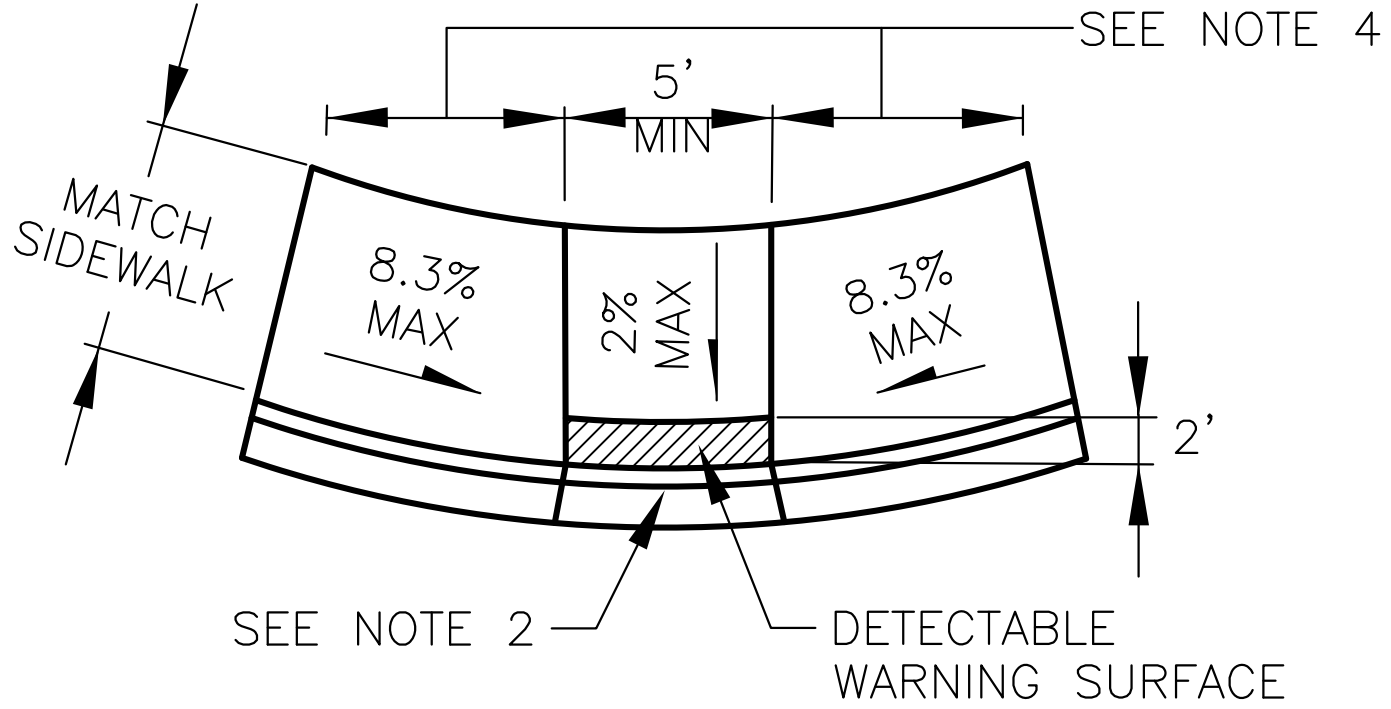
	MIN.	MAX.
A	1.6"	2.40"
B	0.65"	—
C	0.45"	0.90"
D	0.90"	1.40"
E	0.20"	0.20"



DETECTABLE WARNING SURFACE DETAIL



CEMENT CONCRETE CURB RAMP TYPE 1
(PERPENDICULAR)



CEMENT CONCRETE CURB RAMP TYPE 2
(PARALLEL)



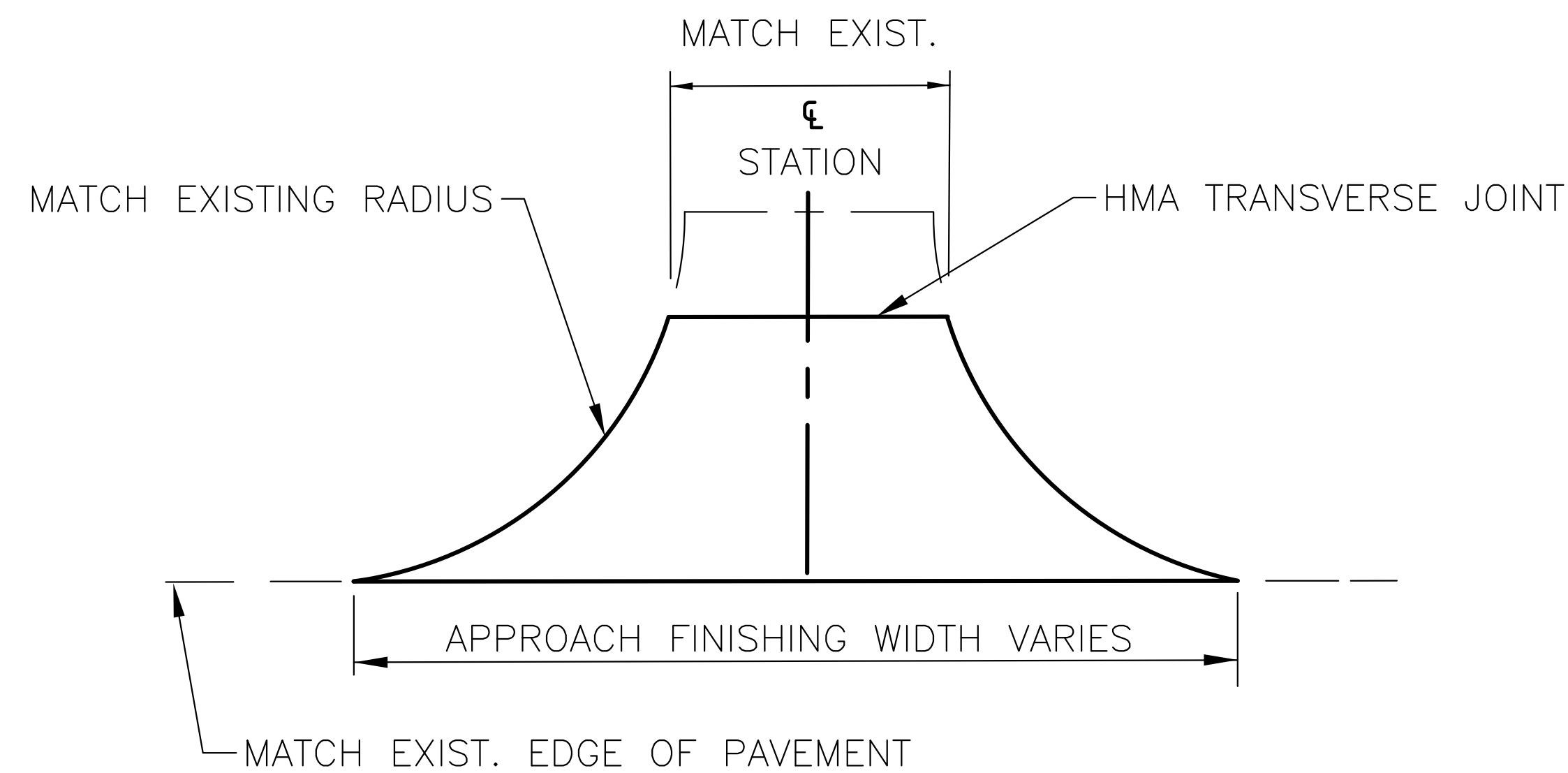
City of Edgewood, WA
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Cement Concrete
Curb Ramps

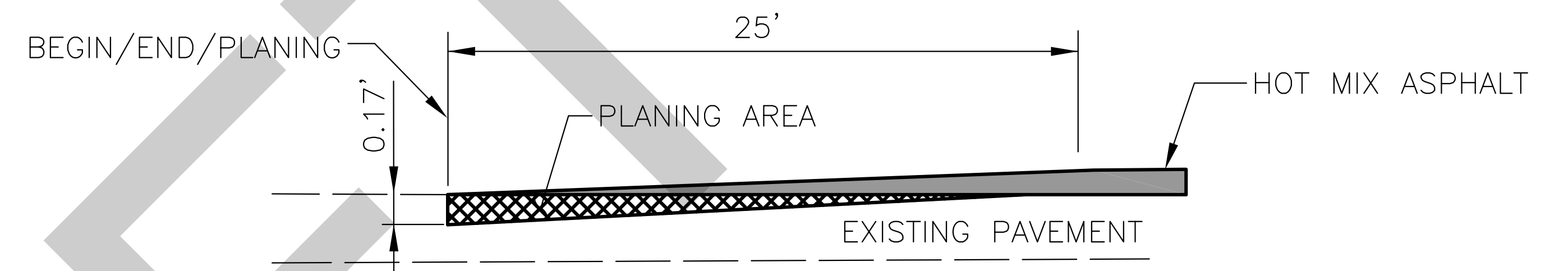
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Scale: Not to Scale

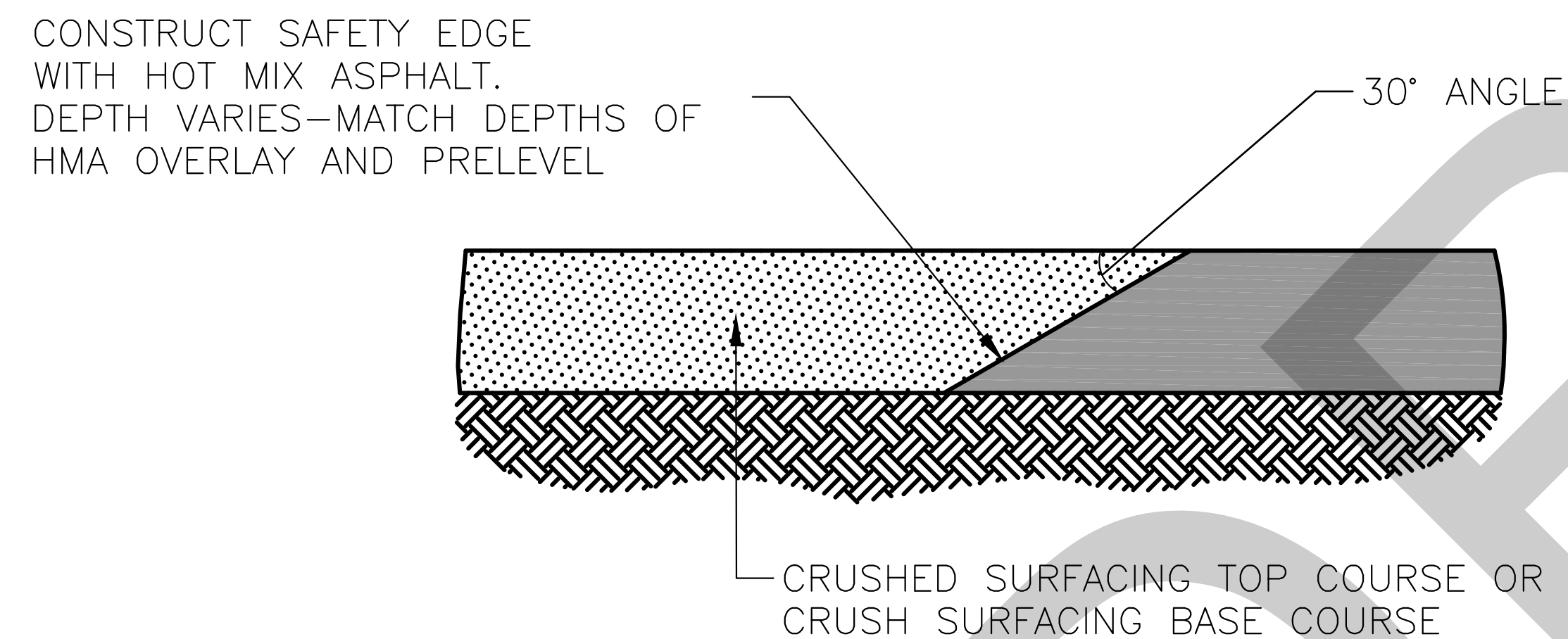
Date: November 2014



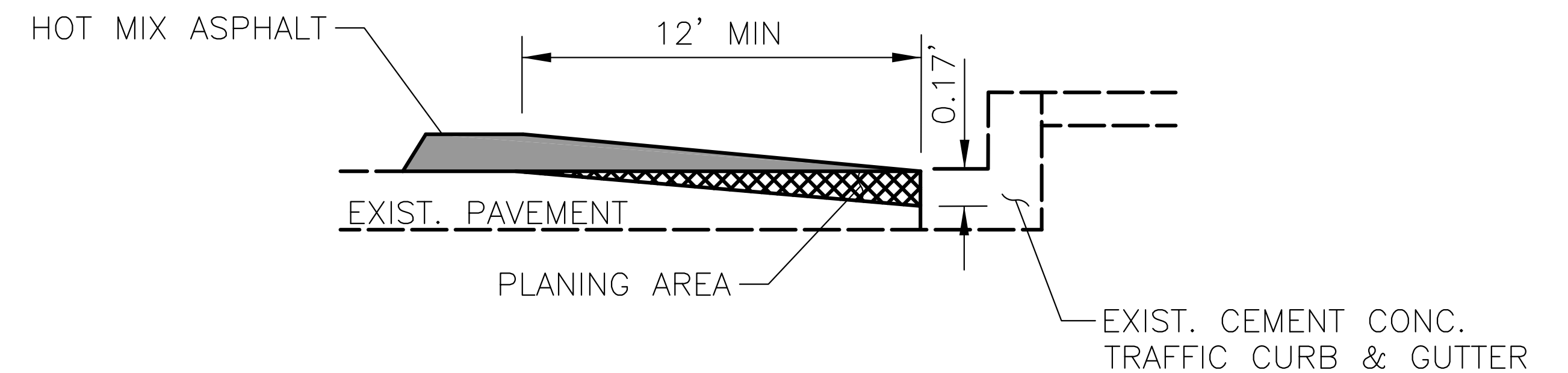
ROAD/DRIVEWAY APPROACH



TRANSVERSE JOINT PLANING



SAFETY EDGE



VERTICAL JOINT PLANING



*City of Edgewood, WA
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Planning/Overlay Details

Standard Detail: D5

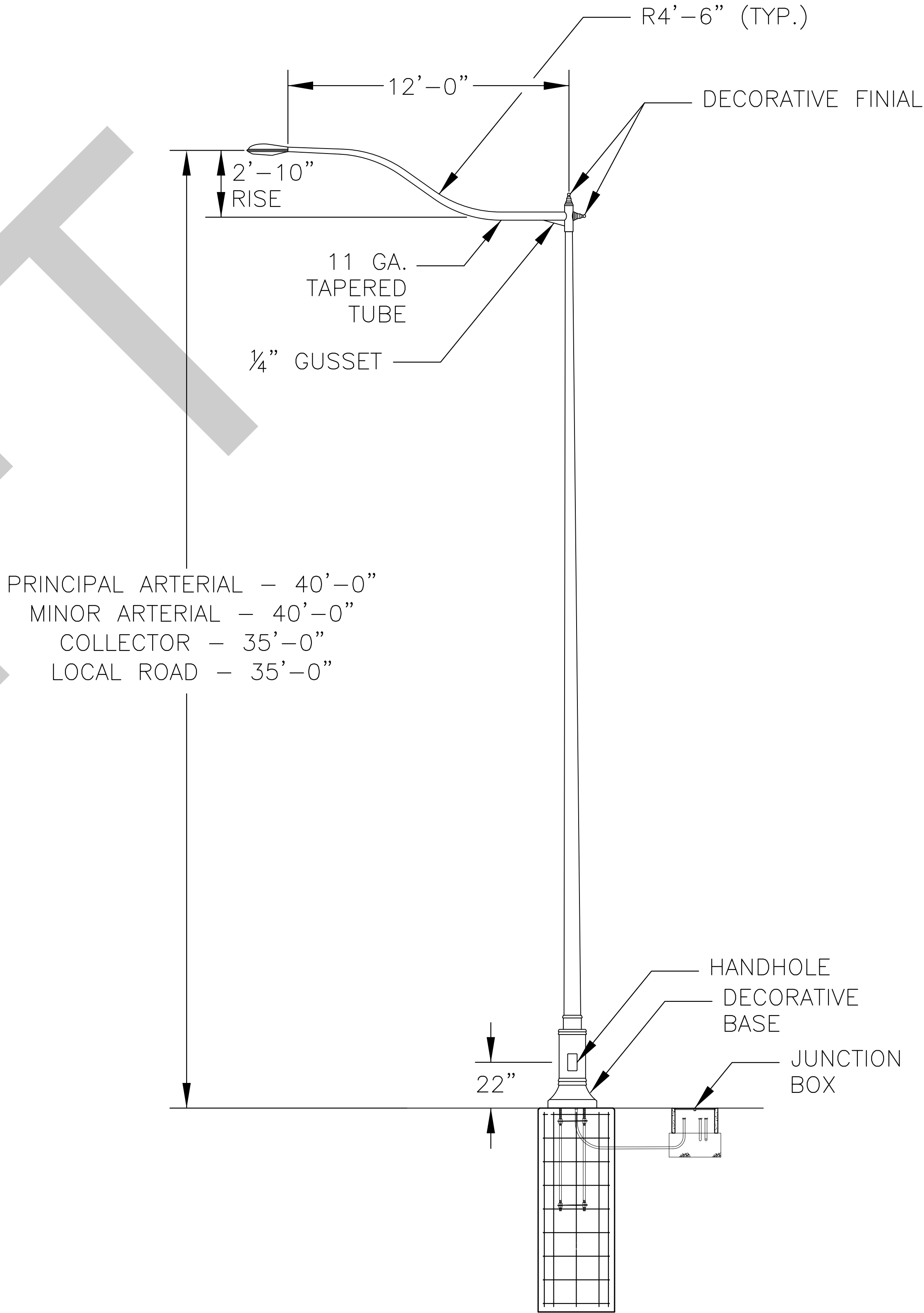
Scale: Not to Scale

Date: November 2014

NOTES:

- 1) WELD: ALL BUTT WELDS TO BE GROUND FLUSH WITH BASE METAL. WELDING OF STRUCTURES SHALL BE IN ACCORDANCE WITH THE CURRENT AASHTO "SPECIFICATIONS FOR STRUCTURAL SUPPORTS OF HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS".
- 2) ALL WIREWAYS SHALL BE DEBURRED, ROUNDED AND SMOOTH FOR WIRE PROTECTION PURPOSES.
- 3) AASHTO 2009 DESIGN PARAMETERS:
 - LOCATION: WASHINGTON STATE
 - BASIC WIND SPEED: 90 MPH
 - DESIGN LIFE: 50 YEARS RECURRENCE INTERVAL
- 4) DESIGN LIGHT LEVELS PER IESNA'S "AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING" (RP-8-00).

ROADWAY LIGHTING STANDARD	
POLE, MAST ARM MANUFACTURER	NOV AMERON
POLE, MAST ARM, BASE COLOR	POWDER COAT BLACK (FS 27038)
POLE TYPE	HOT DIP GALVANIZED STEEL, ROUND, TOP O.D. 3 ½", BASE O.D. 8 1⅙"
BASE	DECORATIVE
LUMINAIRE HEAD	GE LIGHTING SYSTEMS, EVOLVE SCALABLE COBRAHEAD, ERS1, ERS2, ERS3, ERS4
	LEOTEK, GREENKINGCOBRA, GC2-90F, GC2-100F, GC2-120F
	CREE, XSP2-BXSPA23, XSP2L-BXSPA23
BULB	LIGHT-EMITTING DIODE (LED)
LUMINAIRE HEAD COLOR	BLACK
REQUIRED OPTIONS	BASE MUST HAVE HANDHOLE
FUSE CONNECTOR KIT	PER WSDOT QUALIFIED PRODUCTS LIST
FUSES	PER WSDOT QUALIFIED PRODUCTS LIST
UTILITY BOX	JUNCTION BOX PER WSDOT STANDARD PLAN J-40.10
POWER	TO BE PROVIDED BY DEVELOPER. 120V FOR DUPLEX RECEPTACLE, 240V FOR THE STREET LIGHT.
CONDUIT	MINIMUM O.D. 2"
WIRING	THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING WIRE THAT MEETS NEC STANDARDS. COPPER WIRE ONLY. PER WSDOT STANDARD PLAN J-28.70.
FOUNDATION	SLIP BASE PER WSDOT STANDARD PLAN J-28.30



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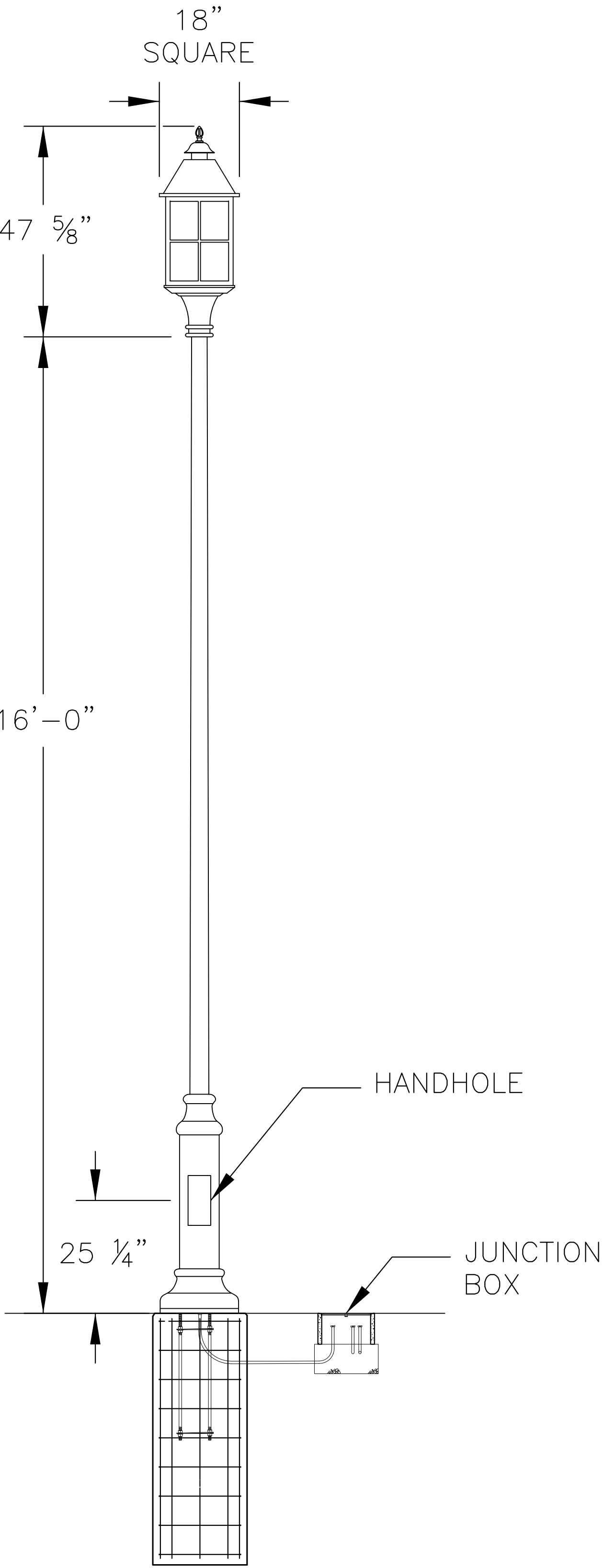
Roadway Lighting Standard

Standard Detail:	E1
Scale:	Not to Scale
Date:	November 2014

NOTES:

- 1) WELD: ALL BUTT WELDS TO BE GROUND FLUSH WITH BASE METAL. WELDING OF STRUCTURES SHALL BE IN ACCORDANCE WITH THE CURRENT AASHTO "SPECIFICATIONS FOR STRUCTURAL SUPPORTS OF HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS".
- 2) ALL WIREWAYS SHALL BE DEBURRED, ROUNDED AND SMOOTH FOR WIRE PROTECTION PURPOSES.
- 3) AASHTO 2009 DESIGN PARAMETERS:
 - LOCATION: WASHINGTON STATE
 - BASIC WIND SPEED: 90 MPH
 - DESIGN LIFE: 50 YEARS RECURRENCE INTERVAL
- 4) DESIGN LIGHT LEVELS PER IESNA'S "AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING" (RP-8-00).

PEDESTRIAN LIGHTING STANDARD	
POLE, BASE MANUFACTURER	PHILLIPS LUMEC
POLE, BASE MODEL NUMBER	RA61F-16
POLE, BASE COLOR	TEXTURED BLACK (BKTX)
POLE, BASE TYPE	ALUMINUM, ROUND
LUMINAIRE HEAD	MODIFIED CHINATOWN SERIES – M2
LUMINAIRE HEAD MODEL NUMBER	ALMCHN-LE060/EVX/X4-YSDP-FBR-XX-CB
BULB	60 WATT LIGHT-EMITTING DIODE (LED)
LUMINAIRE HEAD COLOR	CLASSIC BLACK
REQUIRED OPTIONS	BASE MUST HAVE HANDHOLE
FUSE CONNECTOR KIT	PER WSDOT QUALIFIED PRODUCTS LIST
FUSES	PER WSDOT QUALIFIED PRODUCTS LIST
UTILITY BOX	JUNCTION BOX PER WSDOT STANDARD PLAN J-40.10
POWER	TO BE PROVIDED BY DEVELOPER. 120V FOR DUPLEX RECEPTACLE, 240V FOR THE STREET LIGHT.
CONDUIT	MINIMUM O.D. 2"
WIRING	THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING WIRE THAT MEETS NEC STANDARDS. COPPER WIRE ONLY. PER WSDOT STANDARD PLAN J-28.70.
FOUNDATION	SLIP BASE PER MANUFACTURER RECOMMENDATION



City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Pedestrian Lighting Standard

Standard Detail:	E2
Scale:	Not to Scale
Date:	November 2014



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: March 8, 2021

Title: Sanitary Sewer Connection Requirements

Attachments: 1) Adopted Sewer Plan Figure ES-3
2) DRAFT Updated Sewer Plan

Submitted By: CED Director, Darren Groth, AICP, CPM
Associate Planner, Evan Hietpas

Background:

All development within the City of Edgewood must provide an adequate sanitary waste disposal method. There are two methods to achieve compliance with this standard: 1) public sanitary sewer connection, or 2) a private on-site septic system (OSS). This agenda item is included to determine if any policy or code changes should be pursued related to sanitary waste disposal methods.

Discussion:

Sanitary Sewer: The City of Edgewood's Local Improvement District (LID) No. 1 provides sanitary sewer service to properties in Phase 1 along the Meridian corridor. There is an established geographic boundary for Phase 1, as well as boundaries for the planned future expansion of the sewer network - Phases 2 and 3 (*attachment 1*). These geographic limitations make it impossible for existing property owners or future developers outside of Phase I to extend sewer service to their property per EMC Title 11.

On-site Septic Systems (OSS): Edgewood has experienced rapid growth and development in the past several years. The majority of this development has occurred through single family residential projects (short and full subdivisions). These projects are typically found in areas of Edgewood where sanitary sewer service is currently unavailable. As a result, community and individual OSS (as regulated by the Tacoma Pierce County Health Department) are designed and built to serve the new homes. These systems are designed to only serve the proposed developments, and do not provide opportunities for adjacent development to upgrade older systems.

Staff Recommendation:

Sanitary Sewer: Edgewood is currently updating the City's Sewer Plan (*attachment 2*). City staff believes that it would be beneficial to review the geographic restrictions associated with the existing sewer network to ensure the city is meeting its obligation to the Growth Management Act (GMA), which considers sanitary sewer systems to be urban services. It provides that urban growth is typically required to be served by urban services and that cities are the units of local government most appropriate to provide urban governmental services. Under WAC 365-196-300, the GMA requires counties and cities to direct new growth to urban areas to allow for more efficient and predictable provision of adequate public facilities. "Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. When considering new growth, urban densities should allow accommodation of the population allocated within the area that can be provided with adequate public

facilities during the planning period. For Edgewood, this means the adjusted 2044 growth target population that is likely to be set at approximately 18,000. A strict reading of these requirements could mean that we would have to develop planning documents that identify how any area that will accommodate growth shall provide adequate public sewer. The GMA, however, also states that cities may designate some urban areas at less than urban densities to protect a network of critical areas, to avoid further development in frequently flooded areas, or to prevent further development in geologically hazardous areas. This allowance could support the proposal to keep our low-density zoning in those areas that would be cost prohibitive to provide full public facilities, i.e., our existing pothole depressions as illustrated on Page 30 of Attachment 2 (Figure 2-11).

The City of Edgewood should also determine which development is **required** to connect to the sewer network, and which development is **eligible** to connect to the sewer network.

On-site Septic Systems (OSS): City staff has recognized that the use of community septic systems may have problematic impacts on Edgewood residents, due to complications with long-term maintenance and home owner responsibilities. The City Edgewood should determine if community septic systems should continue to be permitted. Development thresholds should also be considered in any policy updates (short subdivisions vs full subdivisions).

Phase II

Included in Phase I Core Area
Schematic System Calculations

Phase II

Included in Phase I Core Area
Schematic System Calculations

Phase I

NON-CORE
EAST

Phase I CORE

Phase III

Phase I CORE

NON-CORE
WEST

Phase III

Phase II

LEGEND:

Sewer PhaseZoning

	Phase I		BP
	Phase II		C
	Phase III		IND (I on Zoning Map)
			MR-1 (MR-L on City Area Calculations)
			MR-2 (MR-M on City Area Calculations)
			MUR
			P
			SF-5 (SF-H on City Area Calculations)
			SF-2 (SF-L on City Area Calculations)
			SF-3 (SF-M on City Area Calculations)
			TC



NOT TO SCALE

Note:

The Calculations for the Schematic sewer sizing are based solely on the Phase I Core area and the portions of Phase II to the Phase I Core area as indicated. All other areas are excluded from the Phase I Core area schematic sewer system calculations.

City of Edgewood Final General Sewer Plan

CITY OF EDGEWOOD

PIERCE COUNTY

WASHINGTON



2021 GENERAL SEWER PLAN UPDATE

PRELIMINARY CHAPTERS SUBMITTAL

G&O #19614
NOVEMBER 2020



Gray & Osborne, Inc.
CONSULTING ENGINEERS

CITY OF EDGEWOOD

PIERCE COUNTY

WASHINGTON



2021 GENERAL SEWER PLAN UPDATE



G&O #19614
NOVEMBER 2020



Gray & Osborne, Inc.
CONSULTING ENGINEERS

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CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: March 8, 2021

Title: Street Light Standards

Attachments:

- 1) Planning Commission Recommendation
- 2) Discussion Timeline
- 3) SouthCoast Manufacturer Renderings
- 4) Current pedestrian-scale light: Cyclone “Prairie
- 5) Pierce County Illumination Standards

Submitted By: Evan Hietpas, Associate Planner

Background:

At the December 9, 2019 Planning Commission meeting, this discussion item was added to the proposed 2020 Work Plan, with the goal of establishing more uniform policies regarding street light standards. From February 10, 2020 until August 10, 2020, the Planning Commission discussions included topics such as: uniformity, height, angle, shielding, color, and spacing of street lights. Additionally, a street light temperature survey was established in June of 2020, to garner public input. The following list of dates provides an update on the progress that has been made regarding Street Light Standards.

- September 14, 2020- the Commission issued a recommendation to City Council (*attachment 1*).
- October 2020- A street light temperature survey was established in to garner more public input.
- November 9, 2020- City staff outlined a proposed timeline (*attachment 2*) that included a proposed discussion meeting date, potential discussion topics, and anticipated final action for each of the Commission’s recommendations.
- December 14, 2020 and January 11, 2021- Discussion was held on neighborhood compatibility and the City’s utility goals.
- February 8, 2021- The Commission discussed street light temperature and shielding requirements.

Discussion:

A focused discussion on the following Planning Commission recommendations will be held:

- #5. Require uniform aesthetic, height, and spacing standards
- #6. Discontinue light installations on existing utility poles that do not comply with the new aesthetic standards

In preparation for this discussion, city staff has contacted a representative from Puget Sound Energy who oversees the street light installation process for Edgewood. Through these conversations, it has become apparent that there are opportunities to make significant improvements to the street light installation process. City staff has outlined the most relevant topics that were discussed, and provided a recommendation on how to move forward. The Planning Commission may discuss staff’s recommendations and request any additional information to be provided, if necessary.

Staff Recommendation:

1. Vehicular- Scale Lighting Design:

Pertinent Information:

- Edgewood currently uses a light pole structure that is made up of parts from five different manufacturers (base, pole, arm, finial, light bulb fixture). This leads to delays and confusion. No exact rendering could be created for the current light pole.
- Puget Sound Energy (PSE) has begun working with a new manufacturer, SouthCoast Lighting. This manufacturer can produce all necessary components, other than the light bulb fixture (provided by PSE directly). The SouthCoast light pole rendering is shown in *attachment 3*. There are very minimal differences between the two options.

Staff Recommendation: Change to SouthCoast Lighting to improve the efficiency of street light installation. Use 40 feet tall poles on Meridian and 30 feet tall poles on other arterial streets.

2. Pedestrian-Scale Lighting Design:

Pertinent Information:

- Edgewood currently uses the Cyclone “Prairie” street light style (*attachment 4*). Public and private developments have been expected to use this design for the past several years. There is also the option to install a house-side shield.
- If Edgewood chose to change the design standard, PSE recommended King Luminaire as their preferred vendor- <https://www.scgrp.com/products/decorative-luminaires>.

Staff Recommendation: Continue using the Cyclone “Prairie” design and utilize SouthCoast Lighting to manufacture the light pole structures to promote uniformity between recently developed neighborhoods and future neighborhoods.

3. Spacing/ Location:

Pertinent Information:

- Through EMC Title 12, Edgewood has adopted by reference the “*Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County*”, or MDGS (see attachment 5).
- Generally, local jurisdictions list specific locations that lights should be installed (intersections, end of roads, sharp corners, etc.)
- Generally, local jurisdictions use photometric plans to ensure that appropriate lighting is achieved

Staff Recommendation: Edgewood should adopt city-specific spacing and location standards that take into account best practices. The standards would build on the existing Pierce Co. standards to maintain uniformity, but incorporate city-specific references (road classifications, development type, etc.) and Comprehensive Plan goals to ensure straightforward code applicability.

4. Utility Poles/ Height Standard:

Pertinent Information:

- Currently, street lights *can be* installed on utility poles for *public* projects.
- Currently, street lights *cannot be* installed on utility poles for *private* projects.
- Installing street lights on existing utility poles results in differing light installation heights

Staff Recommendation: Private projects shall install new light poles consistent with new standards. Public projects should install new light poles consistent with the new standards. In the case of urgent safety concerns, the city should be allowed to install street lights on existing utility poles.

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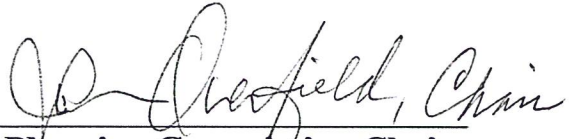


**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

The Planning Commission feels that current street light standards are not adequate. In order to address the necessary changes, the Planning Commission voted 5-0 to recommend to City Council that the City take the following next steps germane to the City of Edgewood's Street Light Standards.

1. Ensure all lights are compatible with the surrounding neighborhood;
2. New street lights are installed consistent with the City of Edgewood's Comprehensive Plan (particularly Chapter 7);
3. Set a light temperature/color requirement for street light bulbs;
4. Require light shielding when light trespass may impact adjoining private property;
5. Require uniform aesthetic, height, and spacing standards;
6. Discontinue light installations on existing utility poles that do not comply with the new aesthetic standards;
7. Include the promotion of the upcoming street light survey in the Mayor's report to garner community input and participation.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 14TH DAY OF SEPTEMBER 2020.**


Planning Commission Chair

Attest by:



Evan Hietpas
Planning Technician

Street Light Standards Planning Commission Discussion Timeline

1. **Neighborhood compatibility-** *(December and January)*
 - Review existing street light standards and options (Meridian Corridor-vehicular lights, Single Family- pedestrian scaled lights)
 - Establish neighborhood boundaries (Zoning boundaries, Major and Minor Arterials, Single Family vs Multi Family, etc.)
 - Establish neighborhood identity (Urban, rural)
 - **Final Action (April)-** Recommend neighborhood boundaries, identities, and applicable street light standards
2. **Comprehensive Plan goals-** *(December and January)*
 - Review Comprehensive Plan goals, particularly outlined in Chapter 7
 - Ensure that all recommendations are based on goals
 - **Final Action (April) -** Provide proof that all street light standards recommendations are consistent with City's Comprehensive Plan.
3. **Street Light Temperature-** *(February)*
 - Review June and October survey results
 - Research and discuss benefits and disadvantages of different light temperatures
 - Research and discuss examples from other municipalities
 - **Final Action (April)-** Recommend standard street light temperatures
4. **Light shielding-** *(February)*
 - Research and discuss benefits and disadvantages of shielding
 - Research and discuss examples from other municipalities
 - Review shielding options provided by Puget Sound Energy
 - **Final Action (April)-** Recommend when and what type of shielding should be installed
5. **Uniformity (design, height, spacing)-** *(March)*
 - Research and discuss examples from other municipalities
 - Research and discuss best practices for street light height and spacing
 - Review design options provided by Puget Sound Energy
 - **Final Action (April)-** Recommend street light design, height, and spacing standards.
6. **Existing Utility Poles Installation-** *(March)*
 - Research and discuss examples from other municipalities
 - Research and discuss best practices
 - **Final Action (April)-** Recommend policy on installation of street lights on existing utility poles
7. **Mayor's Report for Public Survey-** Item #7 has been completed for the October Street Light Temperature Survey.



CL71T4-G4
EPA: 4.00 ft²
Weight: 36 lbs - 16 kg



Suitable for wet locations

Luminaire

Square shape. Cast aluminum hood with cupola and finial top a guard with built-in hinges.

4 lenses, mechanically secured.

FLAC / FLPC: Clear acrylic / polycarbonate
FLAF / FLPF: Frosted acrylic / polycarbonate
FLAO / FLPO: Opaline acrylic / polycarbonate
FLAP / FLPP: POND acrylic / polycarbonate
FLGC: Clear tempered glass

Tool-free half-turn locking latch opening system.

"V" groove seamless silicone gasket.

IP66 rated.

"Cyclo-Tech" coated stainless steel hardware.

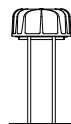
Slip fit on a 4" (10cm)Ø x 3" (7cm) long tenon.

Optics

Pre-anodized aluminum reflector with a 95% minimum reflection level.

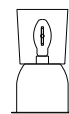
LED
SKY 2-3-3M-4-5

IESNA type II, III, IV or V
Refractor lens.



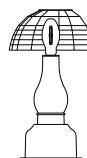
HID
GR3-GR5

IESNA type III or V
Glass refractor



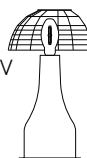
HID
RC2-RC3-RC5

IESNA type II, III or V
Segmented reflector with chimney



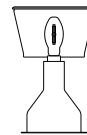
HID
RS2-RS3-RS5

IESNA type II, III or V
Segmented reflector with cone



HID
RA3-RA5

IESNA type III or V
Prismatic refractor



Sources

Lamp

4K = High power LED 4000 K (neutral white) ± 150K.

MH = Metal halide

HPS = High pressure sodium

S17=medium base

S23, S28 & S18=mogul base

Electric

HID: High power factor of 90%. Tool-free removable tray with "quick" connectors.

LED: Auto-adjustable driver, Class 1, min. of 90% power factor. Tool-free removable tray with "quick" connectors.

120, 208, 240, 277 or 347 volts available.

Consult factory for other source and ballast types

Finish / Options

5 mils/127 microns polyester super durable powder coating.

A wide variety of RAL colors are available in textured (TX) or smooth (SM) finish.

Option

DIM: Dimmable driver 0-10 volts.

HS: House side shield. ★

PC: Button type photocell.

PT: Twistlock adjustable photocell.

PTR: Receptacle Twistlock photocell.

PTDR: Dimmable receptacle twistlock photocell.

PX: Shorting cap.

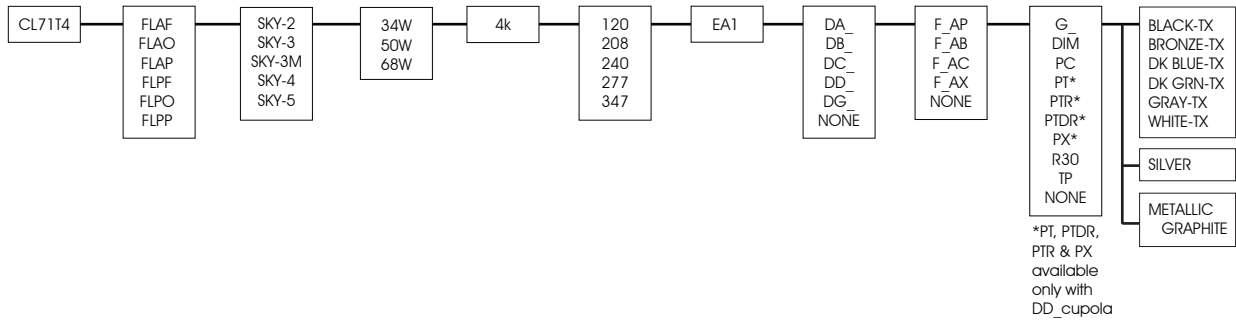
R30: Reducer for 3" (7cm) Ø tenon.

TP: Tamperproof hardware.

ORDERING TEMPLATE: Luminaire Lenses Optic Watt Lamp Volt Fitter Cupola Finial Options Color

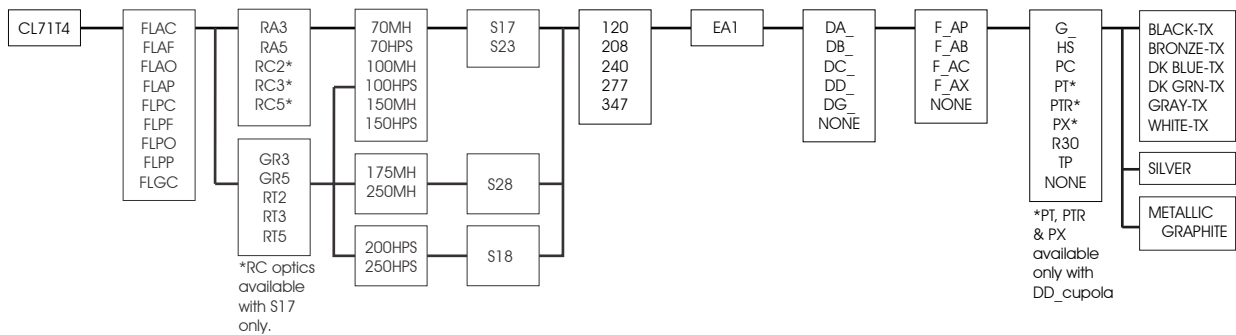
LED

EXAMPLE: CL71T4 FLAP SKY-3 50W 4K 120 EA1 DAP F1AP G4 BLACK-TX



HID

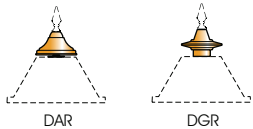
EXAMPLE: CL71T4 FLAC RS3 100MH S17 120 EA1 DAP F1AP G4 BLACK-TX



Current Standards

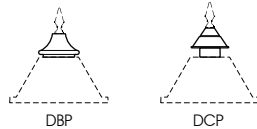
Cupolas

DAS / DGS: Brass cupola with clear coat
DAR / DGR: Copper cupola with clear coat

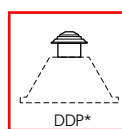


D_P: Cupola luminaire color.
D_C: Cupola copper painted.

*PT, PTR, PTDR & PX available with DD_only

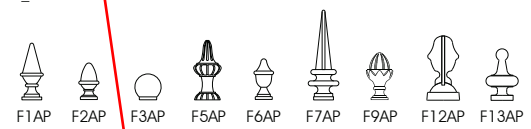


D_B: Cupola brass painted.
D_X: Different color than luminaire.

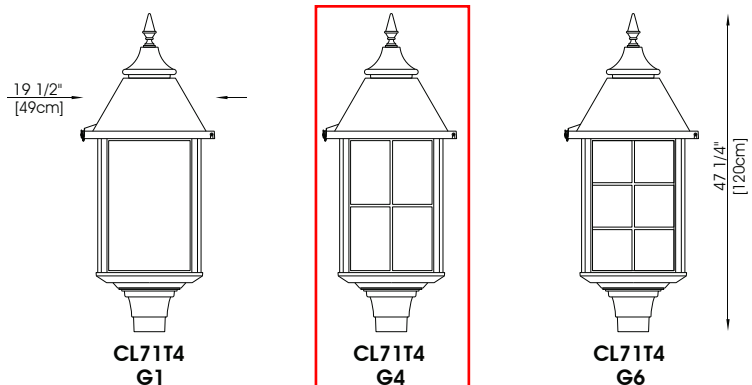


Finials

F_AP: Molded aluminum, luminaire color (standard)
F_AB: Molded aluminum, brass painted
F_AC: Molded aluminum, copper painted
F_AX: Molded aluminum, different color than luminaire



Luminaire / Options



PRAIRIE

PV40/PV42

Pole

Height

Anchorage

Base cover

Options

Color

Ordering example

PV40	12	SA	BM13	NONE	RAL9005TX
------	----	----	------	------	-----------

Pole

Round, 4" (10cm)Ø, 6061-T6 aluminum shaft welded to a 8 5/8" (22cm)Ø base.

Hand hole 4" x 9" (10cm x 22cm) with weatherproof cover and ground lug.

Round shape. Two-piece cast aluminum base cover and joint cover.

Finish / Options

5 mils/127 microns polyester powder coating. Meet the ASTM G7, B117 and D1654. A wide variety of RAL colors is available.

Options

DU: Duplex receptacle
FU: Fuse and in-line fuse holder
GFI: Ground fault Duplex receptacle
PC: Button type photocell
PCD: Button type photocell on removable door
TP: Tamperproof hardware

Epa

	HEIGHT		WALL THICKNESS		WEIGHT		EPA RATING (sq.ft)						ANCHOR BOLTS
	ft	m	in	mm	lbs	kg	80mph	90mph	100mph	110mph	120mph	150mph	in
PV40	8	2.44	0.125	3.2	44	20	23.3	18.2	14.6	12.0	10.0	6.3	3/4-20
PV42	8	2.44	0.226	5.7	51	23	40.6	31.9	25.7	21.1	17.6	11.2	3/4-20
PV40	10	3.05	0.125	3.2	48	22	16.6	12.9	10.2	8.2	6.8	4.2	3/4-20
PV42	10	3.05	0.226	5.7	57	26	29.3	23.0	18.4	15.0	12.5	7.8	3/4-20
PV40	12	3.66	0.125	3.2	51	23	12.5	9.5	7.4	5.9	4.8	2.9	3/4-20
PV42	12	3.66	0.226	5.7	63	29	22.6	17.5	13.9	11.2	9.3	5.8	3/4-20
PV40	13	3.96	0.125	3.2	53	24	10.9	8.3	6.4	5.0	4.0	2.4	3/4-20
PV42	13	3.96	0.226	5.7	67	30	20.1	15.5	12.2	9.8	8.0	5.0	3/4-20
PV40	14	4.27	0.125	3.2	55	25	9.6	7.2	5.5	4.2	3.3	1.9	3/4-20
PV42	14	4.27	0.226	5.7	70	32	18.0	13.8	10.8	8.6	7.0	4.3	3/4-20
PV40	15	4.57	0.125	3.2	57	26	8.4	6.3	4.7	3.5	2.7	1.5	3/4-20
PV42	15	4.57	0.226	5.7	73	33	16.1	12.3	9.6	7.6	6.1	3.7	3/4-20
PV40	16	4.88	0.125	3.2	59	27	7.4	5.4	4.0	2.9	2.1	1.1	3/4-20
PV42	16	4.88	0.226	5.7	76	34	14.5	11.0	8.5	6.7	5.3	3.2	3/4-20
PV40	18	5.49	0.125	3.2	62	28	4.8	3.1	1.9	1.0	-	-	1-36
PV42	18	5.49	0.226	5.7	82	37	10.8	7.8	5.7	4.2	3.1	1.6	1-36
PV42	20	6.10	0.226	5.7	88	40	8.3	5.7	3.9	2.6	1.7	-	1-36

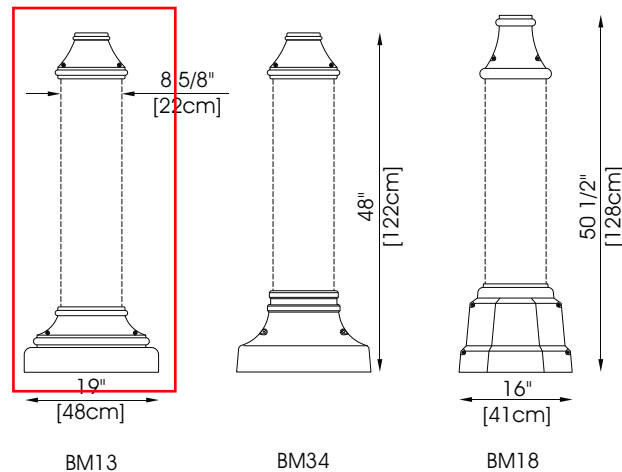
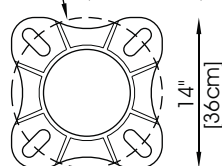
Bolt circle

Anchor plate (SA)

Base covers

Current Standard

Bolt Circle:
14"(36cm)Ø
Accepts:
11 1/2" to 16"Ø
(29 to 41cm)Ø

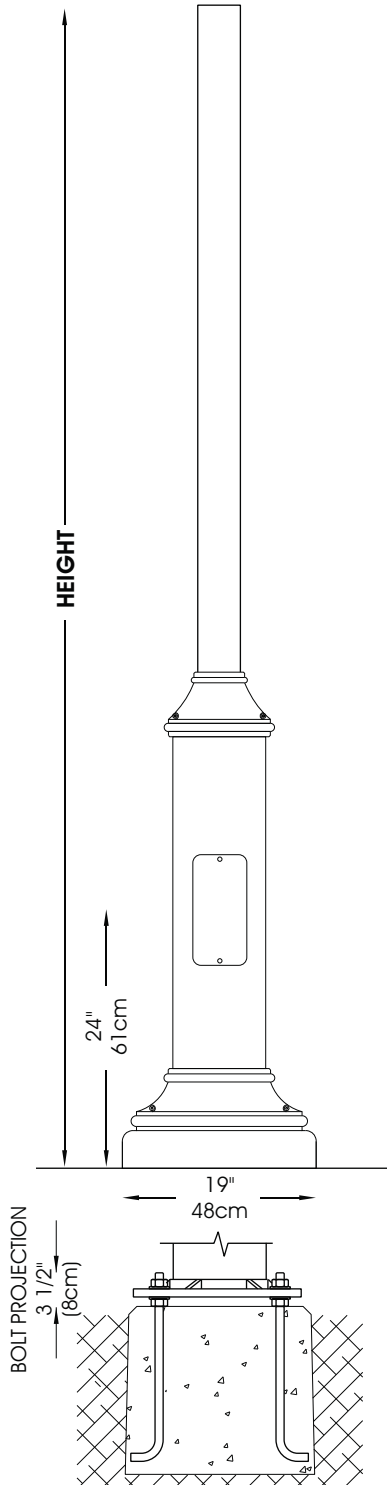


BM13

BM34

BM18

Pole with anchor plate, supplied with galvanized anchor bolts, nuts & washers.



ALUMINUM
POLE



NO
PARKING
ANY
TIME

NOW SELLING!
LENNAR
View Pointe

New
Homes

FROM THE LOW
\$500s

855.860.9568

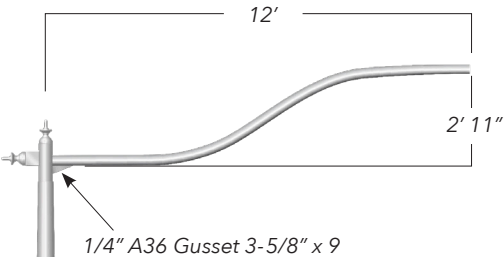
Lennar.com/ViewPointe

PSE Edgewood Assembly

Potential New Manufacturer Renderings

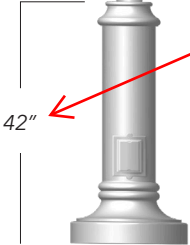
Cyclone Prairie Fixture/
PSE 3K Light Bulb

*fixture by
others

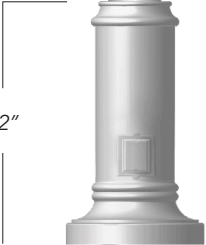


Meridian= 40' tall
Other aterials= 30' tall

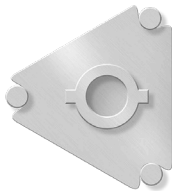
Primary difference is
that bases are 6"
taller than current
manufacturer



Montreal Tall Base
BCMON1942



Montreal Tall Base
BCMON2442



Base plate w/ 3 bolts



8-2 Pavement Markings

Pavement markings are required on all County arterials and roadways having channelization, consistent with the requirements of the County Engineer. Roadway striping, raised pavement markers (RPMs) or other traffic delineators shall be installed in accordance with the approved plans, the MUTCD, and the *Standard Drawings*.

RPMs can only be used along the right edge line at locations where an engineering study has determined the markers are essential to preserving pedestrian, bicycle, and motor vehicle safety. At the initiation of the engineering study, local bicycling organizations, the regional member of the State Bicycling Advisory Committee, or the WSDOT Bicycle and Pedestrian Program Manager shall be notified of the study for review and comment.

The County Engineer reserves the right to do all striping, buttoning, and delineation work and charge the proponent for actual costs incurred by the County when said work does not exceed \$8,000.00. Reimbursement to the Department shall be made before the County accepts the overall project for dedication or maintenance and before the County releases the financial guarantee. The Engineer will indicate on the approved road construction plans that the County Traffic Engineer shall be contacted prior to construction to confirm the County's intent to do the work and charge the proponent or, if not feasible, require the proponent to do the work. If the County Engineer elects to do the work, the proponent will be required to submit a financial guarantee to the County in an amount established by the County before the work starts. Before any pavement marking work takes place, the Engineer and/or Contractor shall contact the Pierce County Traffic Operations Center. An onsite meeting may be required to preview the work, markings, layout, and method of construction.

8-3 Signals

Design of traffic signals, when required, shall be coordinated with the County Engineer in order to receive specific design direction and parameters.

8-4 Illumination

Many factors go into determining the need to provide lighting, the type of lighting configuration to be used in any given condition, and the placement of the street lighting supports and fixtures; thus, street lighting should not be placed indiscriminately along the roadway and the determination to provide street lighting should be coordinated with the County Engineer.

All design plans for street lighting that will be operated by the County on arterial roads shall be specifically approved by the County Engineer prior to the beginning of construction.

For street lighting that will be operated by others (e.g., franchised utilities), the proposed roadway luminaire locations shall be shown on the roadway plans for review of compliance with any development requirements or conditions. The party responsible for operating the street lighting system shall be identified on the plans.

Street lighting systems for public roads that will be operated by parties other than the County or franchised utilities shall be located outside of the public road right-of-way.

Luminaire poles shall be placed such that the nearest face of the pole is a minimum of 6 feet back from the edge of traveled way when a curbed section is used. In no event shall the pole be placed closer than 2 feet from face of curb, such as when a paved shoulder or a parking lane is provided. When no curb is used, the nearest face of the pole shall be placed a minimum of 10 feet back from the edge of traveled way, but in no event shall the structure be placed closer than 0.5 feet from the back of shoulder. The street lighting shall not be placed within any shoulder, sidewalk, walkway, or shared-use path. Additionally, street lighting used within County right-of-way shall not conflict with overhead utilities, traffic control devices, sight distance or visibility requirements, and the base (subsurface) portion of the structure shall be flush with the surrounding ground elevation and shall not conflict with underground utilities, pavement, curbs, sidewalks, walkways, shared-use paths, or storm drainage facilities.

8-4.1 Locations

Street lighting is provided as a means of further enhancing traffic safety at the following qualifying locations:

- A. Signalized locations.
- B. When raised median channelization is installed within the traveled way to separate opposing directions of traffic and guide or prohibit left turning traffic.
- C. As a part of major roadway construction or reconstruction projects, continuous street lighting on all major, secondary, and collector arterials that are:
 - 1. Located in areas with a highly dense concentration of urban commercial development, and in areas that have a significant concentration of both commercial and high density multi-family development. Typical locations would be those areas adjacent to the County road system that are designated as Major Urban Centers or Community Centers by the County Comprehensive Plan, or
 - 2. More than two continuous lanes in width (excluding isolated turn pockets) and located in an urban growth area, or
 - 3. More than two lanes in width and located in rural areas that exhibit an urban growth pattern and urban density and are specifically identified and authorized by the County Council.

- D. Arterial locations having high reported accident histories in which a significantly large proportion of those accidents occurred at night.
- E. Intersections that have been identified for future signalization where lighting can be economically installed on a short-term basis.
- F. Locations that are identified, authorized, and funded by the Pierce County Council for traffic and pedestrian safety in the following areas:
 - 1. Established walking routes to a specific public school.
 - 2. Walking routes to a specific public park.
 - 3. Other locations determined in consultation with a school district or law enforcement agency for student safety purposes.

8-4.2 Lighting Standards

Where street lighting is required on roads, the following minimum requirements shall apply:

- A. Lighting design levels shall be consistent with the guidelines set forth in “Roadway Lighting Design Guide”, published by AASHTO.
- B. For local road intersections and cul-de-sacs within urban residential subdivisions, the minimum average maintained lighting level shall be 4 lux (0.4 footcandles) with an average to minimum uniformity ratio of 6:1. The typical lamp used should not exceed 150 watts for high pressure sodium fixture. Total downward luminaire efficiency should be at least 50 percent.
- C. For arterials and arterial intersections, lighting design levels will be provided by the Office of County Engineer.

8-4.3 Street Lighting in Developments

Street lighting is required in all new urban developments located in urban growth areas of Pierce County at the following locations:

- A. Signalized intersections.
- B. Intersections controlled by a “Stop” or “Yield” sign.
- C. Uncontrolled intersections.
- D. The end of any cul-de-sac.

8-4.4 Option for lighting at Non-County designated locations

At other locations, franchised electrical utilities are allowed to own, operate, and maintain street or area lights within the County right-of-way under the provisions of their franchise agreement with Pierce County. Private individuals or homeowner associations are not granted permission to install lights within the County right-of-way. Privately owned and maintained lighting shall be located on private property.



**CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM**

Date: March 8, 2021

Title: 2021 Work Plan

Attachments: 1) 2021 Future Agenda Calendar

Submitted By: Evan Hietpas, Associate Planner

Discussion:

On February 16, 2021 the Planning Commission proposed the 2021 Work Plan to City Council at a Special Joint Study Session. On February 23, 2021 the City Council voted 7-0 to approve the adoption of the 2021 Planning Commission Work Plan.

2021 Work Plan Items:

1. Town Center;
2. Street Light Standards;
3. Development Standards and Public Works Standards;
4. Sewer Connection Requirements;
5. Tree Preservation (Code Update and Goals);
6. Public Zoning;
7. Create Edgewood Municipal Code Title 17– Land Development Code;
8. Code Updates from October 2020 meeting (Code Enforcement agenda item); and
9. Identify possible City-initiated Comprehensive Plan amendments

2021 Objectives:

- Promote Diversity, Equity, and Inclusion in recommendations to City Council
- Collaborate with the Economic Development Advisory Board (EDAB) and Parks and Recreation Board (PRAB)
- Increase Public Engagement Efforts

This is a standing item for the remainder of 2021 to allow the Planning Commission to discuss items and plan future agendas as necessary.

Recommendation:

Discuss as needed.

Edgewood Planning Commision 2021 Future Agenda Calendar

Work Plan Items	11-Jan	8-Feb	8-Mar	12-Apr	10-May	14-Jun	12-Jul	9-Aug	13-Sep	11-Oct	8-Nov	13-Dec
Town Center (Evan, Emily and Darren)	Discussion	Discussion	Discussion	Action	None	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion
Street Light Standards (Evan)	Discussion	Discussion	Discussion	Action (Initial)	None	Discussion	PH and Action	None	None	None	None	None
Public Works Standards (Jeremy)	None	Discussion	Discussion	Discussion	PH and Action	None	None	None	None	None	None	None
Sewer Connection Reqs. (Darren and Jeremy)	None	Discussion	Discussion	Action	None	None	Discussion	Discussion	Discussion	Discussion	PH and Action	None
Tree Preservation (Evan)	Discussion (Code)	Discussion (Code)	PH and Action (Code)	None	None	None	None	None	Discussion (Goals)	Discussion (Goals)	Discussion (Goals)	Discussion (Goals)
Public Zoning (Emily and Evan)	None	None	None	None	Discussion	Discussion	Discussion	Discussion	Action	None	Discussion	Discussion
Create EMC Title 17 (Emily)	None	None	None	None	None	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	PH and Action
Various Code Updates (Darren and Emily)	Discussion (Sign Code)	Discussion (Sign Code)	PH and Action (Code)	Discussion	Discussion	PH and Action	Discussion	Discussion	PH and Action	None	None	None
Comp. Plan Amendments (Emily)	Discussion (2021)	None	None	None	None	None	None	None	None	None	Discussion	Action
2021 Work Plan	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion
2022 Work Plan	None	None	None	None	None	None	None	None	None	None	Discussion	Discussion
Agenda Formation	January	February	March	April	May	June	July	August	September	October	November	December
Public Hearing (PH)	None	None	1. Tree Preservation 2. Sign Code Update	None	1. Pubic Works Standards	1. Various Code Updates	1. Street Light Standards	None	1. Various Code Updates	None	1. Sewer Connection Requirements	1. EMC Title 17 2. City Comp. Plan Amendments
Action	None	None	1. Tree Preservation 2. Sign Code Update	1. Town Center 2. Street Light Standards 3. Sewer Connection Reqs.	2. Public Works Standards	1. Various Code Updates	2. Street Light Standards	None	1. Various Code Updates 2. Public Zoning	None	1. Sewer Connection Requirements	1. EMC Title 17 City Comp. Plan Amendments
Discussion	1. Town Center 2. Street Light Standards 3. Tree Preservation Code 4. Sign Code Minor Update 5. City Comp. Plan Amend. 6. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Public Works Standards 4. Sewer Connection Reqs. 5. Tree Preservation Code 6. Sign Code Update 7. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Public Works Standards 4. Sewer Connection Reqs. 5. 2021 Work Plan	1. Public Works Standards 2. Various Code Updates 3. 2021 Work Plan	1. Public Zoning 2. Various Code Updates 3. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Public Zoning 4. EMC Title 17 5. 2021 Work Plan	1. Town Center 2. Sewer Connection Req. 3. Public Zoning 4. EMC Title 17 5. Various Code Updates 6. 2021 Work Plan	1. Town Center 2. Sewer Connection Req. 3. Public Zoning 4. EMC Title 17 5. Various Code Updates 6. 2021 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. Tree Preservation Goals 4. EMC Title 17 5. City Comp. Plan Amend. 6. 2021 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. Tree Preservation Goals 4. EMC Title 17 5. 2021 Work Plan	1. Town Center 2. Tree Preservation Goals 3. Public Zoning 4. EMC Title 17 5. City Comp. Plan Amend. 6. 2022 Work Plan 7. 2021 Work Plan	1. Town Center 2. Public Zoning 2. 2022 Work Plan 3. 2021 Work Plan

This calendar is for planning purposes only. Please check with staff should you have any questions.