



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING AGENDA**

Monday, April 12, 2021 – 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 March 8, 2021
- c. Review Economic Development Advisory Board Minutes from March 1, 2021
- d. Review of Development Review Report- March 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: None

5. New Business:

- a. Action Items:
 - i. Town Center
 - ii. Sewer Connection Requirements
 - iii. Street Light Standards
- b. Discussion Items:
 - i. Development Standards and Public Works Standards
 - ii. 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, March 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 6:03 PM
 - A. **Commissioners Present:** Guillory; Overfield; Greene; Wagner; Pincas; Ramirez; Slate
 - B. **Commissioners Absent:** None
 - 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:**
 - A. Tree Preservation Code Amendment
 - i. Chair Overfield opened the public hearing at 6:09.
 - ii. Hietpas provided an introduction for the proposed tree preservation code amendments.
 - iii. No public comments received.
 - iv. Chair Overfield closed public hearing at 6:11.
 - B. Sign Code Amendment
 - i. Chair Overfield opened the public hearing at 6:11.
 - ii. Groth provided an introduction for the proposed sign code amendments.
 - iii. No public comments received.
 - iv. Chair Overfield closed public hearing at 6:14.
5. **NEW BUSINESS:**
 - A. **Action Items:**
 - i. Tree Preservation Code Amendment
 - a. Chair Overfield requested a motion to approve the code amendment, as presented.
 - b. Guillory motioned to approve. Pincas seconded. Planning Commission voted 7-0 recommend approval of the code amendment, as presented.
 - ii. Sign Code Amendment
 - a. Chair Overfield requested a motion to approve the code amendment, as presented.
 - b. Greene motioned to approve. Ramirez seconded. Planning Commission voted 7-0 recommend approval of the code amendment, as presented.



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B. Discussion Items:

i. Town Center

- a.** Hietpas introduced the agenda item and presented city staff's recommendation on this item.
- b.** Discussion ensued regarding the three recommended actions proposed by city staff.
- c.** This item will be included as an Action Item on the April 12th agenda. The Commission will provide an initial recommendation to City Council on what actions should be pursued to promote desirable development in Town Center.

ii. Development Standards and Public Works Standards

- a.** Meltzer introduced the agenda item and opened the discussion.
- b.** The Commission and city staff held discussion related to: required improvement tables, cross section design drawings, road classifications, non-vehicular networks, and a fee-in-lieu program for required improvements.
- c.** This item will be included as a discussion item on the April 12th agenda.

iii. Sanitary Sewer Connection Requirements

- a.** Groth introduced the agenda item and presented city staff's recommendation on this item, related to sanitary sewer networks and on-site septic systems.
- b.** The Commission and city staff held discussion related to: feasibility of community septic systems, Local Improvement District #1 (LID), the City's Sewer Plan updates, and geographic boundaries.
- c.** This item will be included as an Action Item on the April 12th agenda. The Commission will provide a recommendation to City Council regarding policy decisions that should be made regarding this discussion.

iv. Street Light Standards

- a.** Hietpas opened discussion on street light standards, and presented city staff's recommendation on uniformity and design of street lights.
- b.** The Commission discussed city staff's recommendation and concurred with the proposed actions.
- c.** This item will be included as an Action Item on the April 12th agenda. The Commission will provide a recommendation to City Council on the street light standards that should formally be adopted in the Edgewood Municipal Code. Following this action, City Council will provide direction on whether or not any code amendments should be pursued.

v. 2021 Work Plan

- a.** Hietpas opened the discussion item.
- b.** Discussion ensued.



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

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Meeting Held Virtually via Zoom

6. STAFF COMMENTS: None

7. COMMISSIONER COMMENTS:

- Overfield announced that she will not be able to attend the April 12th meeting. Vice-Chair Pincas will facilitate the meeting in her absence.
- Pincas asked about City Council assigning liaisons for the City's boards and commissions.

8. CITY COUNCIL MEMBER COMMENTS:

- Councilmember Tomin addressed Pincas' question by explaining that City Council is making an effort to gain a deeper understanding of the issues and topics that the City boards and commissions are working through.

9. ADJOURN: Chair Overfield adjourned meeting at 8:16.



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

Monday, March 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 p.m.
 - A. **Members Present:** Kilmer; Wiesenfeld; Butterfield; Clark; Swanson; Neil
 - B. **Commissioners Absent:** None (Position 5 VACANT)
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteche, Planning Manager
Evan Hietpas, Planning Technician
 - D. **Others Present:** Mayor Eidinger
Council Member Wise
Council Member Tomin
Council Member West
2. **CONSENT AGENDA**
 - A. **Agenda Approval or Modifications**
 - B. **Approval of Meeting Minutes for February 1, 2021**
 - C. **Review of Planning Commission Minutes for February**
 - i. Wiesenfeld moved to approve, as presented.
 - ii. Kilmer seconded.
 - iii. The Board voted 6-0 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 and shared the adopted work plan
 - b. Discussion ensued
 - iii. Summary of Joint Meeting with City Council
 - c. Groth opened and asked Vice-Chair Wiesenfeld to summarize the meeting
 - d. Discussion ensued
 - B. **Action Item(s)**
 - i. None
5. **STAFF COMMENTS:** No additional comments
6. **BOARD MEMBER UPDATES:** Wiesenfeld welcomed member Clark, all members echoed the welcome
7. **ADJOURN:** Chair Butterfield adjourned the meeting at 7:07 p.m.

Plat Construction Tracking Report- March 2021

Preliminary Plat					Site Development	Final Plat		Buildout		
Submitted	Project	Address	Total Lots	Status	Status	Status	Lots Recorded	Completed Homes #	Completed Homes %	Completion Date
2020	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED						
	RUSEV SHORT PLAT	11516 8TH ST E	2	APPLICATION						
	CONNOLY SHORT PLAT	1711 122ND AV E	3	APPLICATION						
	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	N/A					
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED						
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED						
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	APPLICATION					
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	N/A	APPLICATION				
2019	SMITH SHORT PLAT	2506 117TH AV E	2	APPLICATION						
	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	N/A	APPROVED	2	1	50%	
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	FINALED	APPLICATION				
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	APPLICATION					
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED						
	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	APPLICATION					
	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	N/A	APPROVED	4	1	25%	
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	APPLICATION	APPROVED	2	1	50%	
2018	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	APPLICATION					
	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	ISSUED	APPROVED	2	1	50%	
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED						
	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	FINALED	APPROVED	4	1	25%	
	MICKELSON SUBDIVISION	2804 90TH AV E	10	APPROVED	APPLICATION					
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	FINALED	APPROVED	4	1	25%	
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	APPLICATION					
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	ISSUED					
2017	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	FINALED	APPROVED	18	0		
	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	APPLICATION					
	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	FINALED	APPROVED	2	1	50%	
2016	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	ISSUED	APPROVED	15	0		
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	FINALED	APPROVED	55	15	27%	
	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2							9	13%	
	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 1	8224 20TH ST E	92	APPROVED	FINALED	APPROVED	67	23	100%	Feb 2021
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	APPROVED					
	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	APPLICATION					
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED		APPROVED	19	1	5%	
	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	FINALED					
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	FINALED	APPROVED	38	11	29%	
	CALDWELL CREST SUBDIVISION	4112 CALDWELL RD E	15	APPROVED	FINALED	APPROVED	15	13	87%	
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	FINALED	APPROVED	6	2	33%	
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	ISSUED	APPLICATION				
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	FINALED	APPROVED	44	43	98%	
	MAPLE GROVE SUBDIVISION	2613 87TH AVE CT E	8	APPROVED	FINALED	APPROVED	8	8	100%	Feb 2021
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	FINALED	APPROVED	9	3	33%	
	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	FINALED	APPROVED	6	1	17%	
2014										
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	360	APPROVED	FINALED	APPROVED	284	243	86%	

*Please note that several updates have been made to this monthly report, please see descriptions below:

New Title: The previous name was "Land Division Report". The report has been renamed to better reflect the information presented

Buildout Section: Added to show the progress made on the construction of plats

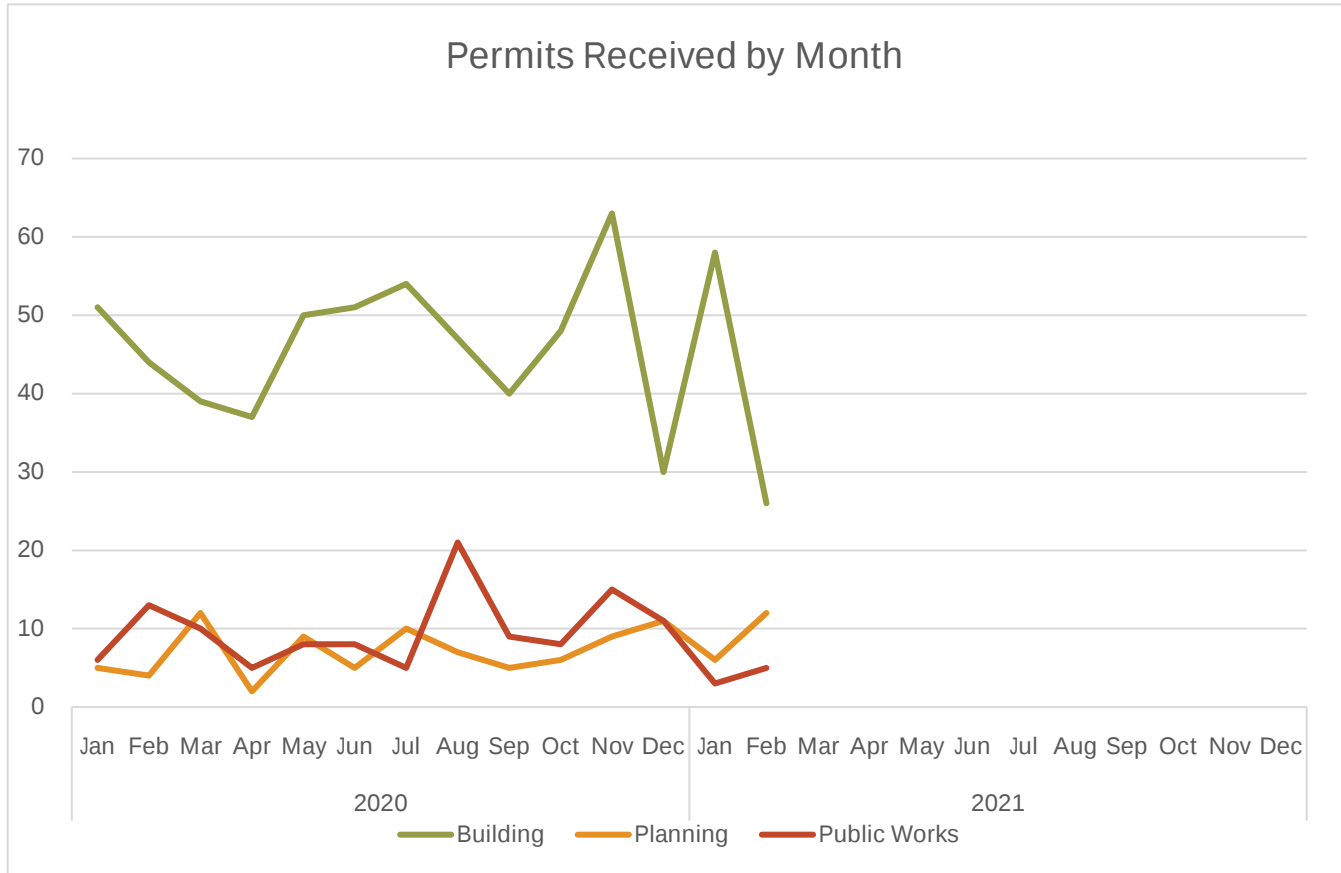
Bolded Text: Clearly displays the updates that occurred in the past month

Completed Homes: Includes homes that have passed final Building Dept. inspection

Current Project List: Once a plat has achieved 100% Buildout Completion, it will be removed the following month

Feb 2021

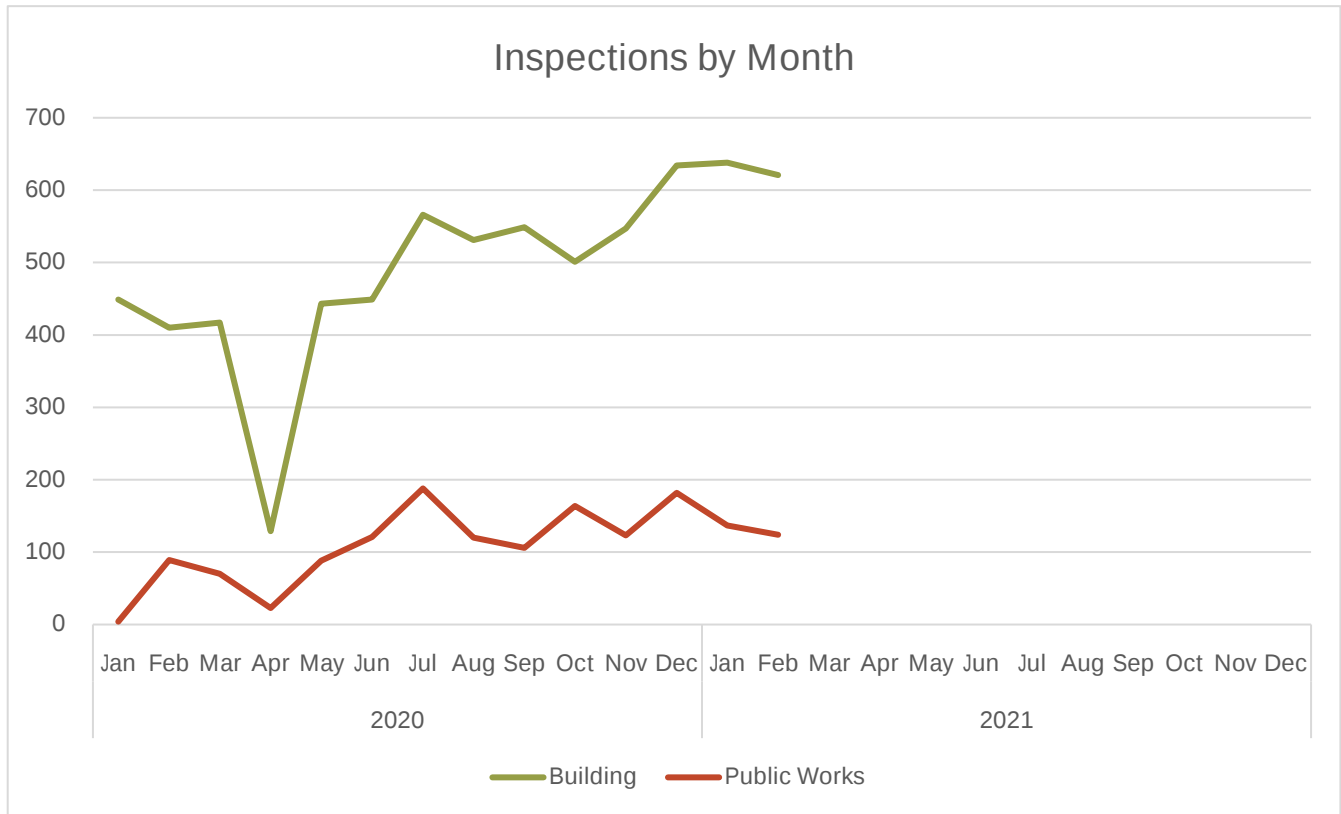
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Jan 2021	58	43	6	3	3	5
Feb 2020	51	33	5	2	6	4
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	Feb	12	Feb	5
Highest Month 2020	Nov	63	Mar	12	Aug	21

Feb 2021

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Feb 2021	621		124	
Feb 2020	410		89	
Average 2021	630		131	
Average 2020	469		107	
YTD 2021	1259		261	
YTD 2020	859		93	
	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

43 Permits

Exported: 03/01/2021

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	UNDER REVIEW	12/18/2020	02/25/2021
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
20-1600	FRUNCHAK CLEAR AND GRADE	2718 110TH AV E	420103036	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	11/18/2020	02/25/2021
20-1635	Tree clearing 3822 108th Ave E Edgewood WA 98372	3822 108TH AV E	420152028	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	12/08/2020	02/25/2021
20-1670	SINGH FENCING CLEAR AND GRADE	8306 36TH ST E	420171012	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	12/30/2020	02/25/2021
CODE UPDATES AND CHANGES								
20-1663	RECONCILE COMPREHENSIVE PLAN AMENDMENT UPDATES			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/28/2020	02/09/2021
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	UNDER REVIEW	01/29/2021	02/26/2021
21-1086	TREE PRESERVATION CODE AMENDMENT			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/08/2021	02/17/2021
21-1087	SIGN CODE AMENDMENT			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/08/2021	02/17/2021
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	02/24/2021
PRE APP								
21-1080	FRONTIER AUTO SALES PRE-APPLICATION	1009 MERIDIAN AV E	420033140	PLANNING	PRE APP	INCOMPLETE	02/08/2021	02/16/2021
21-1081	36TH ST CHURCH PRE-APPLICATION	XXX 36TH ST E	420171002	PLANNING	PRE APP	INCOMPLETE	02/08/2021	02/16/2021
21-1088	JONES SHORT PLAT PRE-APP	11517 34TH ST E	420151002	PLANNING	PRE APP	UNDER REVIEW	02/11/2021	02/23/2021
21-1092	29TH ST APARTMENTS PRE-APPLICATION	XXX 29TH ST E	3625000372	PLANNING	PRE APP	INCOMPLETE	02/15/2021	02/22/2021
21-1102	HUCKE SHORT PLAT PRE-APPLICATION	1116 108TH AV E	420033017	PLANNING	PRE APP	APPLICATION	02/26/2021	02/26/2021
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	02/26/2021
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
20-1533	CONNOLLY SHORT PLAT PRELIMINARY SHORT PLAT	1711 122ND AV E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	10/26/2020	02/09/2021
20-1566	RUSEV SHORT PLAT PRELIMINARY PLAT	11516 8TH ST E	420038004	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	11/06/2020	02/16/2021
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

Pending Projects - Planning and Engineering Permits

43 Permits

Exported: 03/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
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	02/23/2021
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	02/23/2021
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	WAITING ON REVISIONS	11/06/2020	02/03/2021
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/30/2020	02/18/2021
20-1657	MICKELSON SUBDIVISION SITE DEVELOPMENT	2804 90TH AV E	420093089	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	12/22/2020	02/22/2021
21-1017	THE LEARNING EXPERIENCE SITE DEVELOPMENT	527 MERIDIAN AV E	420036070	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	01/15/2021	02/23/2021
21-1050	PHILLIPS RIDGE SITE DEVELOPMENT	XXX 86TH AVCT E	420081040	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	01/28/2021	02/23/2021
SITE PLAN REVIEW								
20-1630	3DA INC SITE PLAN REVIEW	10202 TO 10230 29TH ST E	420103106	PLANNING	SITE PLAN REVIEW	WAITING ON REVISIONS	12/04/2020	02/16/2021
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	4120 90TH AV E	420163702	PLANNING	SITE PLAN REVIEW	WAITING ON REVISIONS	01/22/2021	02/23/2021
21-1090	1315 MERIDIAN SITE PLAN REVIEW	1315 TO 1327 MERIDIAN AV E	7420000013	PLANNING	SITE PLAN REVIEW	INCOMPLETE	02/11/2021	02/16/2021
21-1101	EDGEWOOD HEIGHTS GARAGE PLANNING REVISIONS	10303 20TH ST E	420106034	PLANNING	SITE PLAN REVIEW	UNDER REVIEW	02/24/2021	02/24/2021
SUBDIVISION - FINAL								
21-1051	ESTATES ON CALDWELL SUBDIVISION FINAL PLAT	4423 127TH AV E	6755000020	PLANNING	SUBDIVISION - FINAL	INCOMPLETE	01/28/2021	02/17/2021
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	02/17/2021
21-1085	EDGEWOOD VIEW ESTATES MODEL HOMES AND PARKING TUP	2007 83RD AV E	6027600680	PLANNING	TUP	INCOMPLETE	02/10/2021	02/26/2021

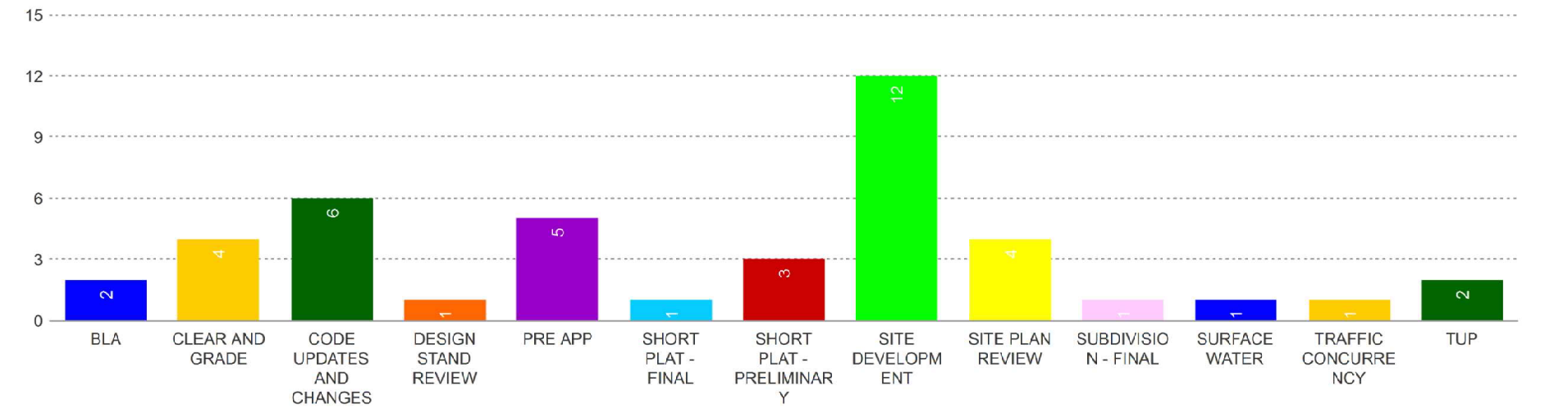
Pending Projects - Planning and Engineering Permits

43 Permits

Exported: 03/01/2021

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 AGENDA ITEM**

Date: April 12, 2021

Title: Town Center (TC)

Attachments: 1) Draft Planning Commission Recommendation

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 Commission's 2020 Work Plan, including Town Center
- October 12, 2020: City staff presented an in-depth introduction to the TC discussion
- December 14, 2020: Discussed Town Center and Berk's 2020 report
- January 11, 2021: Discussed methods to promote development in Town Center in accordance with the Comprehensive Plan, Town Center Design Guidelines, Town Center and Meridian Avenue Corridor Master Plans, 2010 Meridian Corridor Development Memo, and the 2020 Berk Report.
- February 8, 2021: Discussion on strategies to promote the development of Town Center consistent with the vision discussed on January 11th.
- March 8, 2021: Planning Commission discussed city staff's recommendations in preparation for the April 12th meeting.

Discussion:

The purpose of this agenda item is to ensure that Town Center development occurs consistent with the City's Comprehensive Plan. Following four months of detailed discussions, the Planning Commission has determined that further City-initiated actions are needed to develop Town Center as the "Heart of Edgewood". The Planning Commission will be taking action to provide recommended direction to City Council.

Recommendation:

Review and discuss the draft recommendation prepared by City staff (attachment 1). Make any necessary modifications to this draft. Provide a recommendation to City Council on this agenda item.

In order to promote desirable Town Center (TC) development consistent with the City's Comprehensive Plan, the Planning Commission voted X-X to recommend to City Council that the City pursue the following three actions. These three actions should take place simultaneously. If the City Council agrees with these three actions, the Planning Commission will continue discussions on Town Center with these objectives in mind.

Action 1. Establish meaningful relationships with diverse stakeholders

- Edgewood citizens: Increase community education and engagement efforts.
- Parks and Recreation Advisory Board: Establish a trail and open space network.
- Economic Development Advisory Board: Market TC to attract businesses and visitors.
- City of Milton Planning Commission: Promote compatibility between jurisdictions.
- Development community: Identify potential investors and partners. Establish a predictable public-private partnership process to develop community-based projects.

Action 2. Create a Town Center subarea plan

- Build on existing Comprehensive Plan goals to create the "Heart of Edgewood"
- Determine the geographic area to focus TC planning efforts (may include Public zoned parcels)
- Set a clear development plan for the City Hall campus (Parcel 0420102012)
- Outline essential City-initiated actions (immediate, near future, and long-term)
- Confirm appropriate SEPA exemption thresholds for TC properties (EMC 20.05.120)
- Represent the City's design standards through 3-D modeling (EMC 18.95)
- Emphasize parallel road network connection requirements
- Establish a "greenway" network (open spaces/ multi-modal trails)
- Highlight Town Center's designation as a Center of Local Importance (COLI)
- Target desired uses (business incubator, housing types, civic uses)
 - Include parcel information, ownership, development potential, etc.
 - Establish implementation plans for development type

Action 3. Resolve development regulation recommendations presented by Berk

- Allow flexibility in land uses that can be regulated through strategic site planning, such as local craft manufacturing and commercial uses. (EMC 18.70.050)
- Encourage appropriate mixed-use development (ratio, scale, building and site design) (EMC 18.80.080.D.Table 1)
- Incentivize site features that achieve the Town Center vision, such as: open spaces, parallel road connections, and pedestrian amenities (EMC 18.80.080.D.Table 2)

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING
COMMISSION ON THE 12TH DAY OF APRIL 2021.**

Planning Commission Chair

Attest by:

Evan Hietpas
Associate Planner



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: April 12, 2021

Title: Sewer Connection Requirements

Attachments: 1) Draft Planning Commission Recommendation

Submitted By: CED Director, Darren Groth, AICP, CPM

Background:

At the January 11, 2021 meeting, this item was added to the 2021 Work Plan, with the goal of providing policy recommendations on sanitary waste disposal regulations for new and existing development within the City of Edgewood. On February 8th and March 8th, the Planning Commission held discussions on the City's sanitary sewer networks and on-site septic systems regulations in order to provide initial policy direction to City Council.

Discussion:

Edgewood is currently updating the City's General Sewer Plan. As a part of this update, several policies should be reviewed to ensure that the city is meeting its obligation to the Growth Management Act (GMA) (*WAC 365-196-300*) and the City's Comprehensive Plan goals. The Planning Commission may provide a recommendation to City Council on which policies should be considered carefully through the sewer plan update. A draft recommendation has been provided as Attachment 1. The Commission may discuss the draft recommendation, make any necessary modifications, and make a recommendation to City Council.



**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

As the City's General Sewer Plan is updated, the Planning Commission believes there are important policy issues that should be carefully considered. The Planning Commission voted X-X to recommend to City Council that the City incorporate the following six (6) topics into the review process of the City's General Sewer Plan. If City Council agrees, they may assign additional tasks to the Planning Commission to ensure that these six (6) topics are adequately addressed.

1. City's Comprehensive Plan goals and policies
2. WA State Growth Management Act (GMA) requirements (*WAC 365-196-300*)
3. City's Local Improvement District (LID) geographic restrictions
4. Compatibility between current zoning boundaries and sewer service boundaries
5. Community on-site septic system allowance and long-term feasibility
6. Sewer system extension requirements for new development

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION ON THE 12TH
DAY OF APRIL 2021.**

Planning Commission Chair

Attest by:

Evan Hietpas
Associate Planner



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: April 12, 2021

Title: Street Light Standards

Attachments:

- 1) September 14, 2020 Recommendation
- 2) Pedestrian and vehicular light pole designs
- 2) Draft Planning Commission Recommendation

Submitted By: Evan Hietpas, Associate Planner

Background:

At the December 9, 2019 Planning Commission meeting, this item was added to the proposed 2020 Work Plan. The Planning Commission's discussions included topics such as: uniformity, height, angle, shielding, color, and spacing of street lights. Additionally, surveys were completed in June and October of 2020 to garner public input on street light temperature preference. The timeline below details the progress that has been made in the past several months.

- September 14, 2020- Planning Commission provided an initial recommendation to City Council on how to move forward with the establishment of street light standards (attachment 1)
- December 14, 2020 and January 11, 2021- Discussed neighborhood compatibility and the City's Comprehensive Plan goals
- February 8, 2021- Discussed street light temperature and shielding requirements
- March 8, 2021- Discussed uniformity (design, height, spacing) and street light installation on existing utility poles (attachment 2)

Discussion:

After months of discussion, the Planning Commission has determined that the City should establish city-wide street light standards. The standards would be established through an amendment to Edgewood Municipal Code (EMC) 18.90.170: Streetscapes. The Planning Commission may provide a recommendation to City Council that a code amendment should be pursued. A draft recommendation has been provided as attachment 3. The Commission may discuss the draft recommendation, make any necessary modifications, and make a recommendation to City Council.

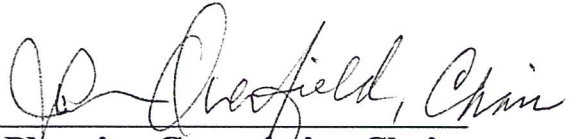


**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

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

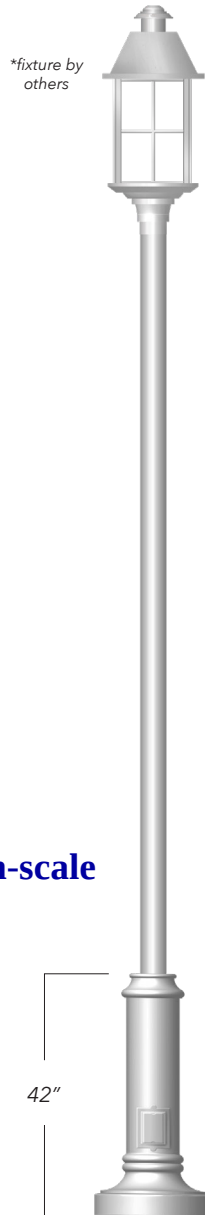
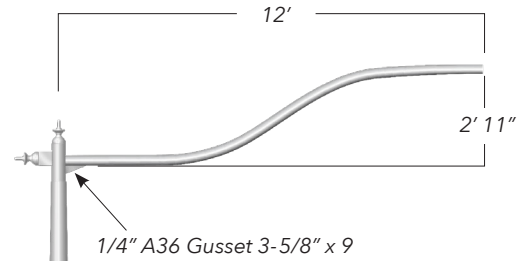
Attest by:



Evan Hietpas
Planning Technician

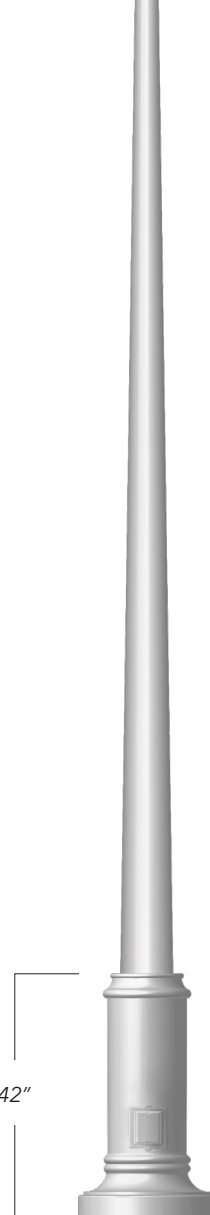
PSE Edgewood Assembly

Street Light Renderings



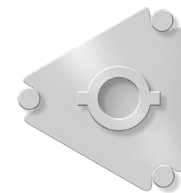
"Prairie" pedestrian-scale design

Montreal Tall Base
BCMON1942



Vehicular-scale design

Montreal Tall Base
BCMON2442



Base plate w/ 3 bolts





CITY OF EDGEWOOD PLANNING COMMISSION RECOMMENDATION

The Planning Commission believes that Edgewood should adopt city-wide street light standards. If the City Council agrees, the Planning Commission will move forward with a code amendment process involving: further discussion, a public hearing, and a final recommendation. The Planning Commission voted X-X to recommend to City Council that the City should incorporate the following eight (8) elements into an amendment to Edgewood Municipal Code (EMC) 18.90.170: Streetscapes.

1. Include a purpose statement based on applicable City Comprehensive Plan Goals.
 - Utility Goal 1: Encourage the design of utilities in a manner that: mitigates negative impacts to adjacent land uses, mitigates negative aesthetic impacts to the community, is environmentally sensitive, and provides opportunities for public participation.
 - Land Use Goal 8: Update streetscape standards as needed to support the community vision, including design guidelines for lighting.
 - Land Use Goal 9: Encourage pedestrian scale improvements such as lighting.
 - Community Character Goal 1: Promote commercial and residential development that is carefully considered, aesthetically pleasing and functional.
2. Clearly outline the installation process through Puget Sound Energy and SouthCoast Lighting.
3. Establish spacing and height standards based on:
 - Edgewood zoning districts (Single Family, Mixed Use, Commercial)
 - Edgewood road classifications (Major and Minor Arterials, Collectors, private)
 - Development type (residential, commercial, industrial)
 - Currently adopted Pierce County's *Manual on Design Guidelines and Specifications (MDGS)*
4. Require 3K LED light temperature.
 - Informed through public surveys
 - Puget Sound Energy recommended 3K as the "best practice"
 - Edgewood currently uses 4K, which is cooler/ brighter
5. Require shielding on all new street lights to reduce negative impacts of light trespass.
6. Require the current "prairie" pedestrian-scale light design.
7. Require the current vehicular-scale light design.
8. Allow the City to install street lights on existing utility poles for temporary safety concerns, as determined by the Mayor.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION ON THE 12TH
DAY OF APRIL 2021.**

Attest by:

Planning Commission Chair

Evan Hietpas
Associate Planner



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: April 12, 2021

Title: Development Standards and Public Works Standards

Attachments: 1) 2014 Draft Edgewood Standards Drawings and Details
2) Zoning and Road Classification Map

Submitted By: Jeremy Metzler, Public Works Director

Background:

On February 8, 2021, city staff and the Planning Commission began discussing this agenda item to ensure that the City's Public Works Standards align with the City's Comprehensive Plan goals and policies. Through this discussion, it was determined that Edgewood should adopt local standards and regulations, rather than continuing to reference Pierce County's. To help city staff prepare the proposed code amendments, the following topics were discussed at the March 8th meeting:

- Minimum Required Improvements Table
 - Remove exemption for two (2) lot short plats
 - Establish a "Fee-in-lieu-of" sidewalk construction program
 - Explore all opportunities to simplify requirements
- Standards Drawings and Details
 - Provide cross-sections based on roadway classifications (Meridian, Principal Arterial, Minor Arterial, Collector Arterial, local street)
 - Include clearly defined provisions for non-motorized transportation networks
 - Consider alternative shoulder details by zoning district
 - Consistency with City's Comprehensive Plan and other code regulations (EMC Title 18)

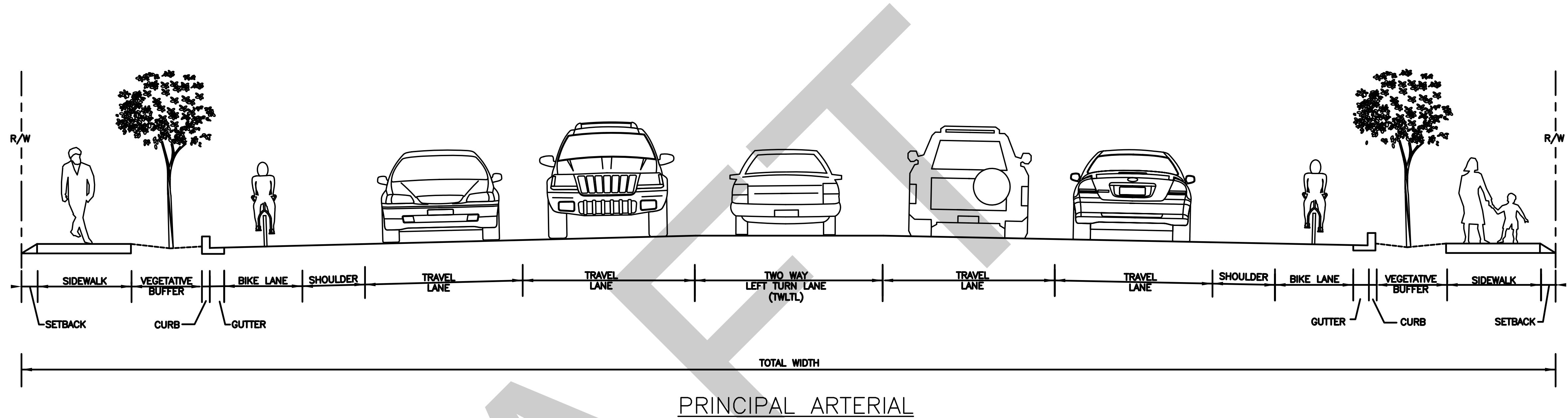
Discussion:

In the coming months, this discussion item will lead to a formal code amendment process, requiring a Planning Commission public hearing and recommendation. City staff is continuing to draft the proposed code amendments and Standards Drawings related to this agenda item. As this process moves forward, city staff has provided the draft Public Works Standards Drawings and Details (Attachment 1) to discuss further. Specifically, staff seeks direction on the following items:

1. For the remainder of Meridian (south of 24th St E), which shoulder treatment is preferred: a) six-foot sidewalk with four-foot landscape buffer (similar to Meridian north of 24th St E), or b) ten-foot sidewalk with tree wells (see Simon's Mill, The Arbors for examples)
2. Where providing on-street parking, which of the above shoulder treatments is preferred?
3. The Pierce County Road Design Manual states, "*On-street parking will not be permitted along arterial roads unless the function of the arterial is low traffic volume and **low operating speed.***" (emphasis added) Some of Edgewood's arterial roadways are low speed and within pedestrian-oriented zones (TC/C/MUR/BP).
 - a. Should on-street parking be required on Minor Arterials in the TC/C/MUR/BP zones?
 - b. Should on-street parking be required on Collector Arterials (i.e. parallel roads) in the TC/C/MUR/BP zones?
 - c. Should on-street parking be required and/or optional on local roads (non-arterials)?
4. Staff recommends removing right-of-way and dimensional elements from the landscape design standards in EMC 18.90.090(G)(2), instead addressing those items in the new Public Works code and Standard Drawings. Does Planning Commission agree or have any concerns?

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

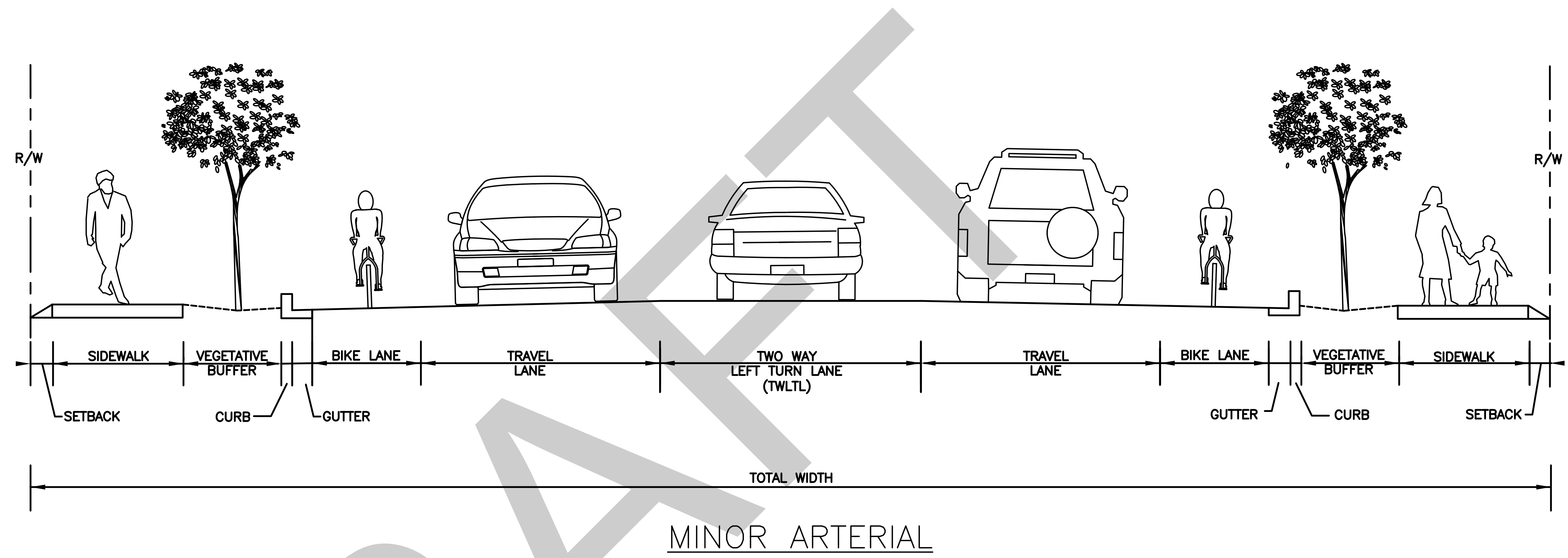
Standard Detail: A1

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



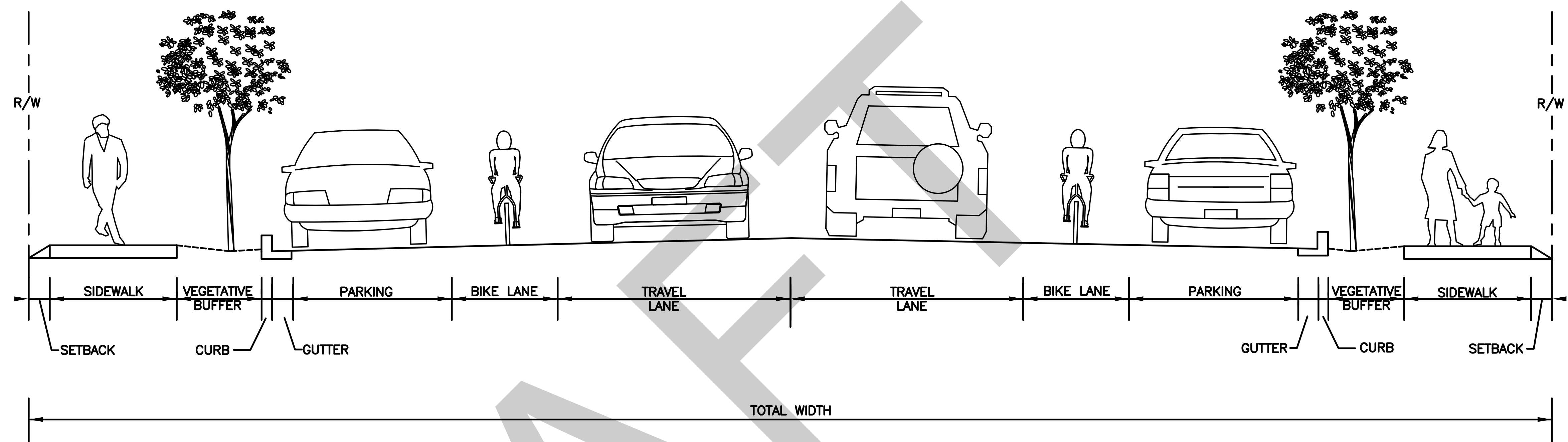
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

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



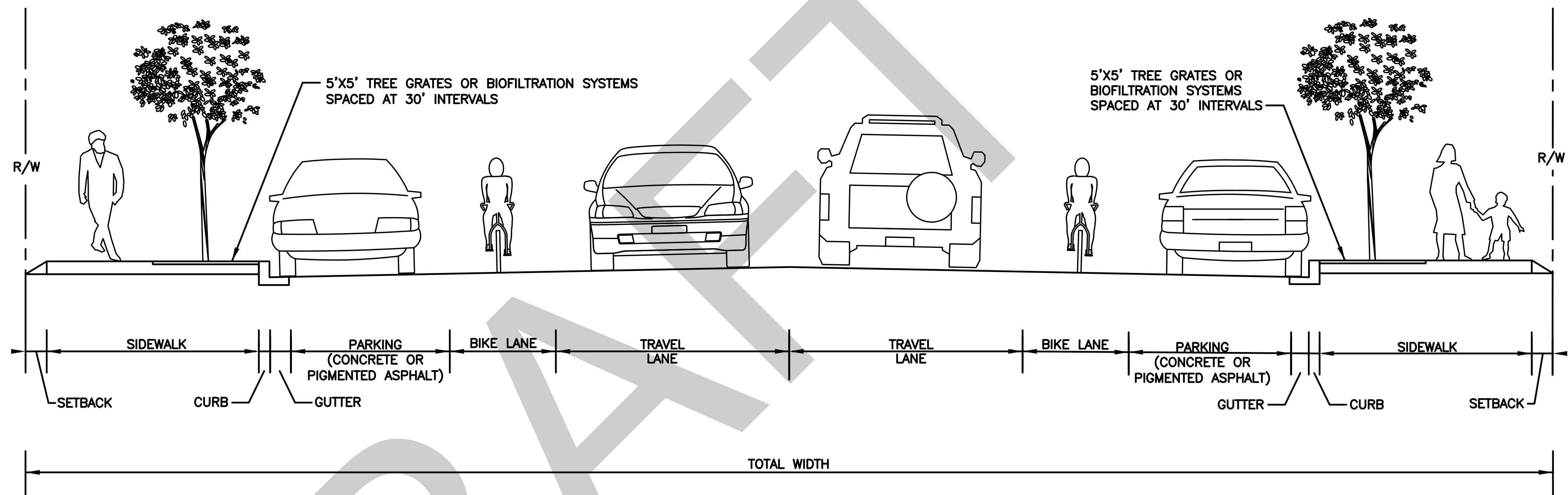
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

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



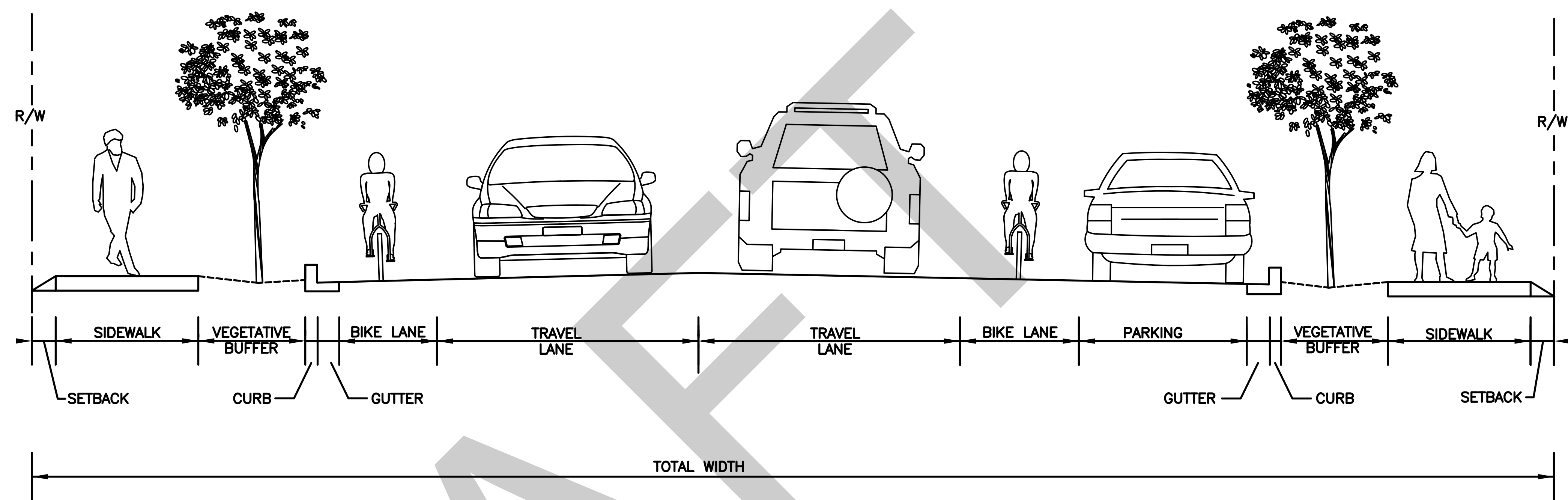
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

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



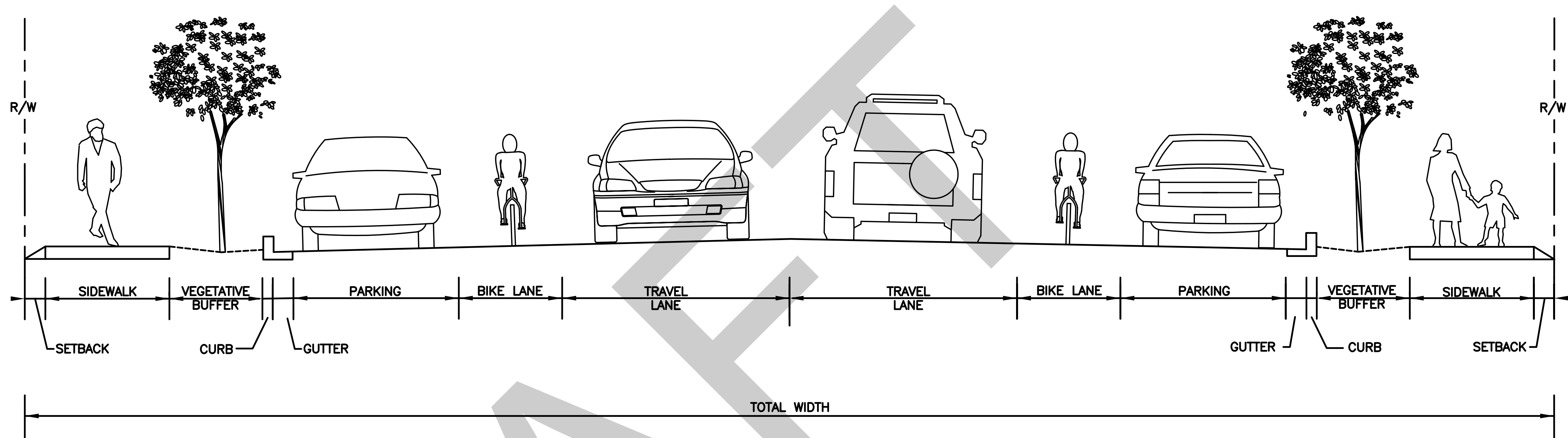
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

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.



LOCAL STREET – CURBED

	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



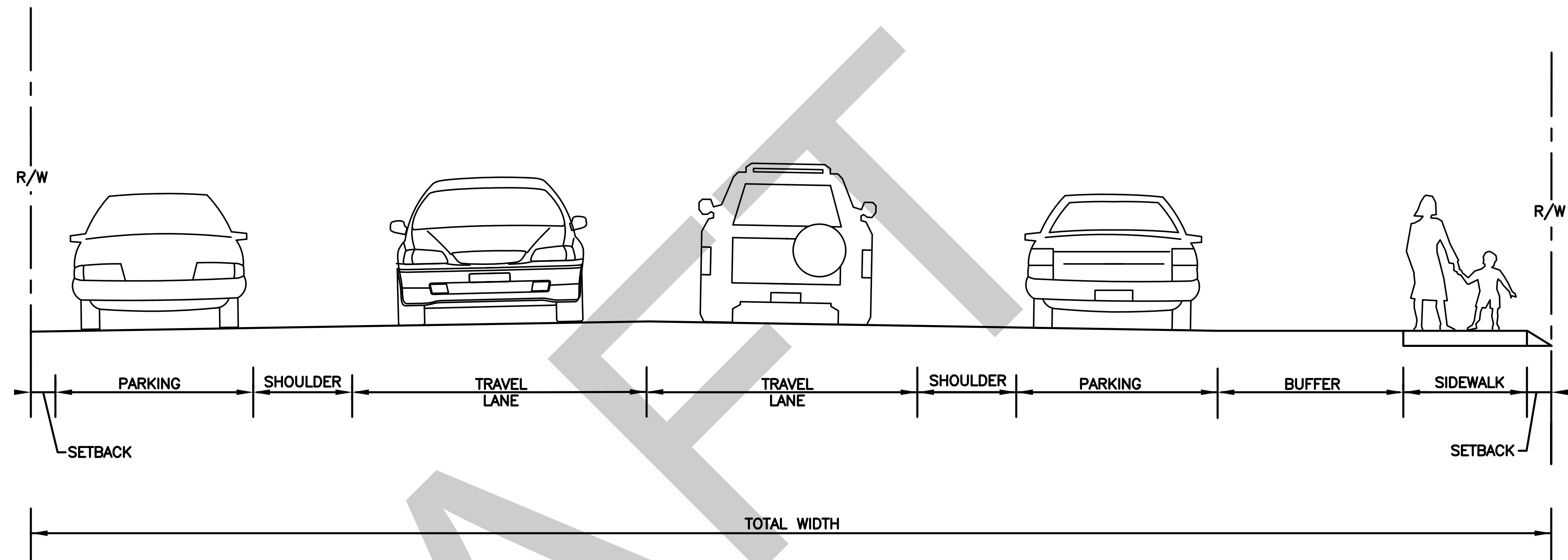
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

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



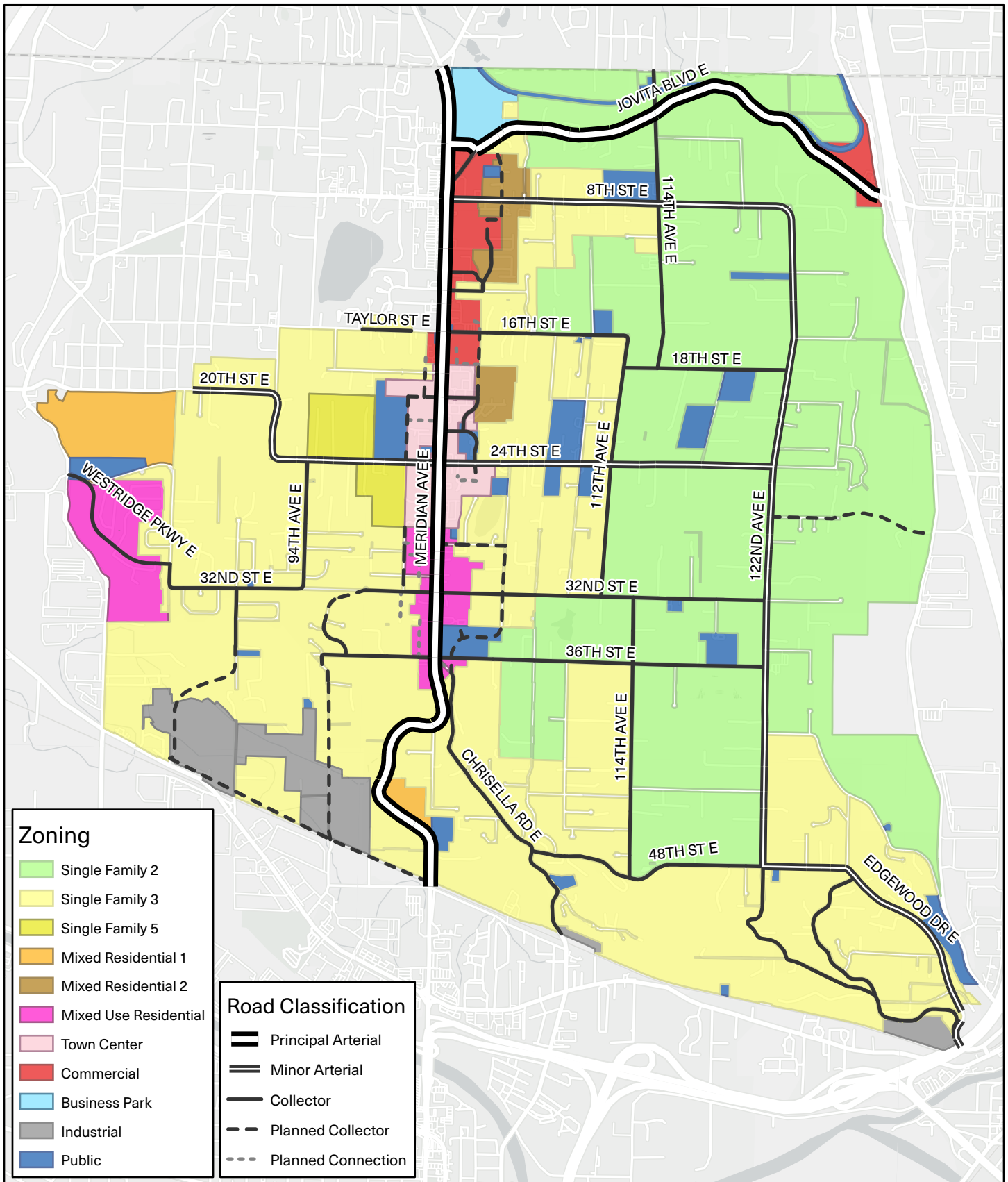
City of Edgewood, WA
2224 104th Ave. East
Edgewood, WA 98372

Local Street - Un-Curbed
Typical Section

Standard Detail:	A7
Scale:	Not to Scale
Date:	November 2014



Zoning and Road Classifications





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

Date: April 12, 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. Additionally, the City of Edgewood is coordinating a “Short Course in Planning” through the WA State Dept. of Commerce. City staff would like to discuss which dates and times the Commissioners would be available for this training opportunity.

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	Action	None	Discussion
Street Light Standards (Evan)	Discussion	Discussion	Discussion	Action	None	Discussion	Discussion	PH and Action	None	None	None	None
Public Works Standards (Jeremy)	None	Discussion	Discussion	Discussion	Discussion	PH and Action	None	None	None	None	None	None
Sewer Connection Reqs. (Darren and Jeremy)	None	Discussion	Discussion	Action	None	Discussion	Discussion	PH and Action	None	None	None	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	None	None	None	None	None	None	Discussion	Discussion
Create EMC Title 17 (Emily)	None	None	None	None	None	None	None	Discussion	Discussion	Discussion	Discussion	PH and Action
Various Code Updates (Darren and Emily)	Discussion (Sign Code)	Discussion (Sign Code)	PH and Action (Code)	None	Discussion	Discussion	PH and Action	None	None	None	None	None
Comp. Plan Amendments (Emily)	Discussion (2021)	None	None	None	Discussion	None	None	None	None	None	None	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	None	1. Pubic Works Standards	1. Various Code Updates	1. Street Light Standards 2. Sewer Connection Reqs.	None	None	None	1. EMC Title 17
Action	None	None	1. Tree Preservation 2. Sign Code Update	1. Town Center 2. Street Light Standards 3. Sewer Connection Reqs.	None	1. Pubic Works Standards	1. Various Code Updates	1. Street Light Standards 2. Sewer Connection Reqs.	None	1. Town Center	None	1. EMC Title 17 2. 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. 2021 Work Plan	1. Public Works Standards 2. Various Code Updates 3. Comp Plan Amendments 4. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Sewer Connection Reqs. 4. Various Code Updates 5. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Sewer Connection Reqs. 4. 2021 Work Plan	1. Town Center 2. EMC Title 17 3. 2021 Work Plan	1. Town Center 2. Tree Preservation Goals 3. EMC Title 17 4. 2021 Work Plan	1. Sewer Connection Reqs. 2. Tree Preservation Goals 3. EMC Title 17 4. 2021 Work Plan	1. Tree Preservation Goals 2. Public Zoning 3. EMC Title 17 4. City Comp. Plan Amend. 5. 2022 Work Plan 6. 2021 Work Plan	1. Town Center 2. Tree Preservation Goals 3. Public Zoning 4. 2022 Work Plan 5. 2021 Work Plan

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