



CITY OF EDGEWOOD PLANNING COMMISSION MEETING AGENDA

Monday, October 11, 2021 – 6 p.m. • Virtual meeting 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, Chair
 - iii. Position 3: Tom Greene
 - iv. Position 4: Sarah Wagner
 - v. Position 5: Jason Ramirez
 - vi. Position 6: Allison Pincas, Vice-Chair
 - 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. Review Planning Commission Minutes from September 13, 2021
- c. Review of Development Review Report- September 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. Action Items: None

6. Discussion Items:

- a. **Old Business**
 - i. Town Center (TC): Youth Involvement
 - ii. 2021 Work Plan
- b. **New Business**
 - i. School Impact Fees
 - ii. Small Cell Wireless Code Amendments
 - iii. Street Light Standards: Dimming Schedule
 - iv. 2022 Work Plan

7. Staff Comments

8. Commissioner Updates

9. 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, September 13, 2021 – 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 6:02 PM
 - A. **Commissioners Present:** Guillory; Overfield; Greene; Wagner; Pincas; Ramirez; Slate
 - B. **Commissioners Absent:** None
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteche, Planning Manager
Evan Hietpas, Associate Planner
Silas Read, Associate Planner
Morgan Dorner, Senior Planner
 - D. **Others Present:** Councilmember Tomy
Councilmember Wise
Councilmember Christopherson
Councilmember Day
2. **CONSENT AGENDA:** Slate moved to APPROVE as presented, Pincas seconded.
Commission voted 7-0 to approve the Consent Agenda.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:**
 - A. WA State House Bill 1220 Code Modifications
 - i. Chair Overfield opened the public hearing at 6:09
 - ii. Groth introduced the proposed code amendments in EMC 18.20 and 18.70, related to the City's definitions and land use table.
 - iii. No public comments received.
 - iv. Chair Overfield closed the public hearing at 6:14.
5. **NEW BUSINESS:**
 - A. **Action Item:**
 - i. WA State House Bill 1220 Code Modifications
 - a. Guillory discussed the proposed definition of "Transitional housing".
 - b. Pincas discussed the on-going review of the allowance of hotels in various zoning districts.
 - c. Guillory motioned to approve the drafted EMC amendment as presented, pending review by City staff to ensure that the definition for "Transitional housing" refers to the appropriate specificity of the Revised Code of Washington. Wagner seconded. Planning Commission voted 7-0 to recommend the motion to City Council.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, September 13, 2021 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E
Meeting Held Virtually via Zoom

6. OLD BUSINESS:

A. Discussion Items:

- i. Town Center (TC): subarea plan boundary
 - a. Hietpas opened the discussion.
 - b. Read explained City staff's preferred subarea plan boundary, as well as two alternative options for consideration.
 - c. Commissioners and staff held discussion.
 - d. Commissioners supported City staff's preferred option.
- ii. Sewer Connection Requirements
 - a. Hietpas and Metzler opened the discussion.
 - b. Commissioners and staff held discussion.
- iii. 2021 Work Plan
 - a. Commission and city staff discussed the 2021 Work Plan.

7. STAFF COMMENTS: None

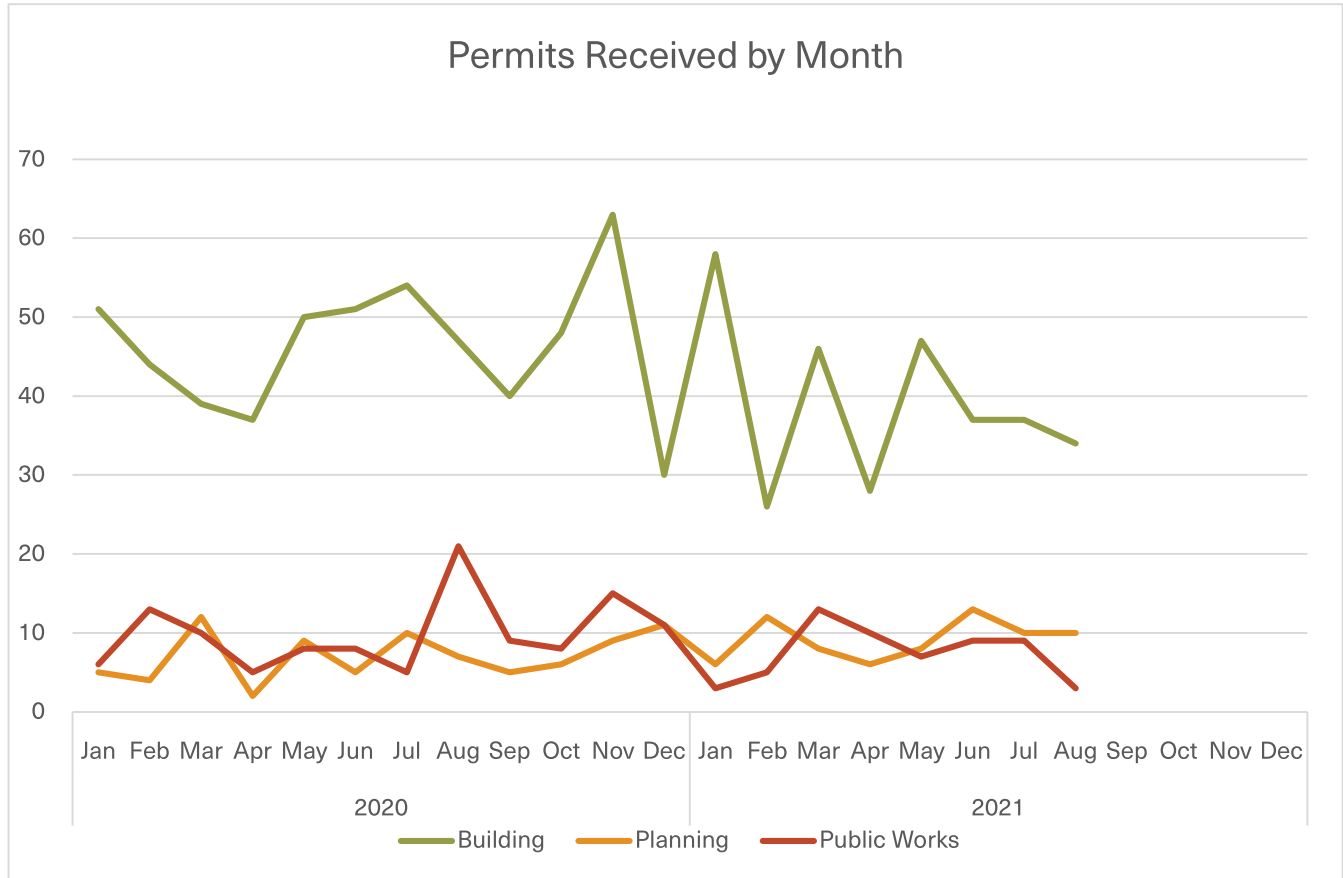
8. COMMISSIONER COMMENTS:

- A. Chair Overfield expressed appreciation for City staff in leading a successful "Edgewood Experience" high school program this summer, which ended on August 18, 2021.

9. ADJOURN: Chair Overfield adjourned meeting at 7:08 PM.

Aug 2021

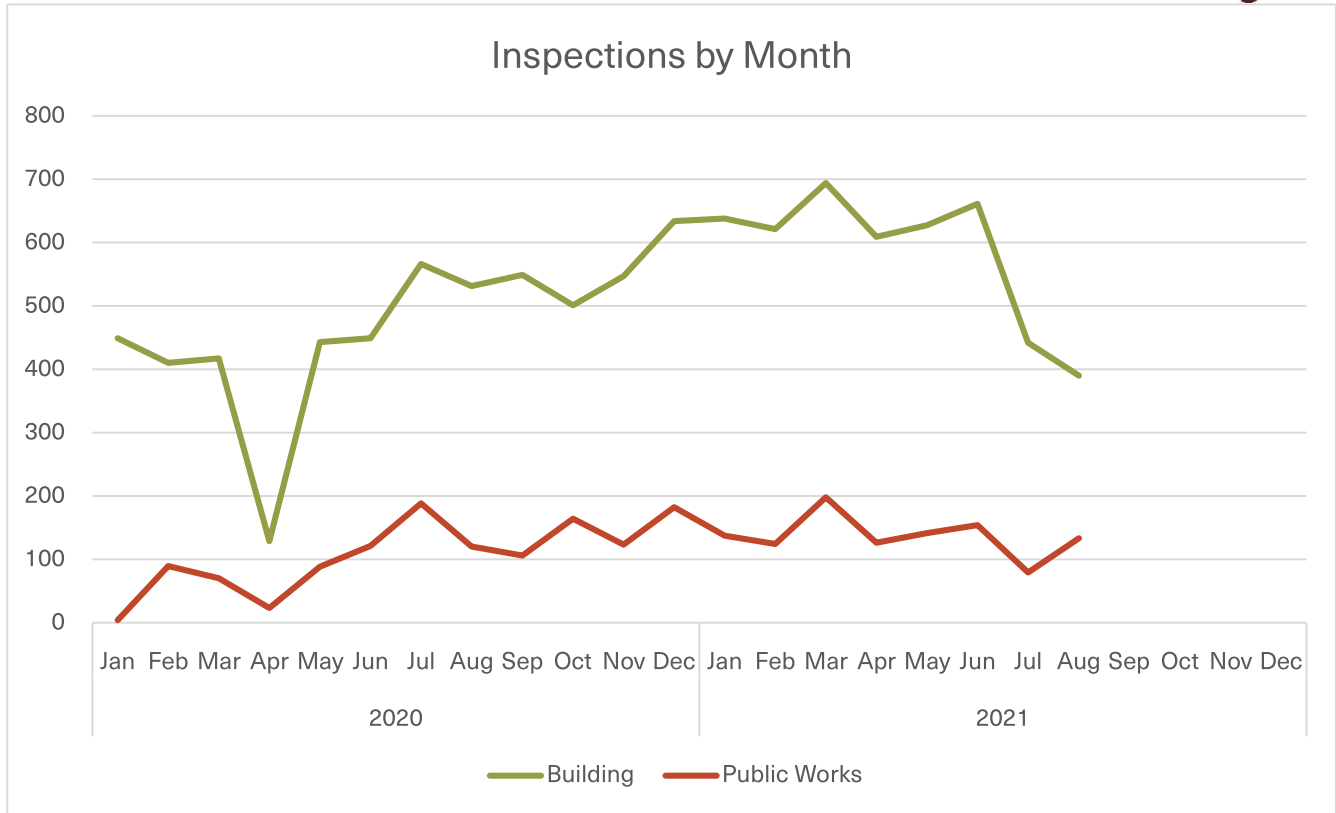
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Aug 2021	34	35	10	2	3	5
Aug 2020	47	34	7	4	21	16
Average 2021	39	37	9	3	7	7
Average 2020	47	31	7	3	10	8
YTD 2021	313	297	73	21	59	55
YTD 2020	373	246	54	23	76	61
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2021	Jan	58	Jun	13	Mar	13
Highest Month 2020	Nov	63	Mar	12	Aug	21

Aug 2021

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Aug 2021	390		133	
Aug 2020	531		120	
Average 2021	585		137	
Average 2020	469		107	
YTD 2021	4682		1092	
YTD 2020	3394		703	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2021	Mar	694	Mar	198
Highest Month 2020	Dec	634	Jul	188

Pending Projects - Planning and Engineering Permits

38 Permits

Exported: 09/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1144	PROLOGIS PARK BLA	4120 90TH AV E	420163702	PLANNING	BLA	WAITING ON REVISIONS	03/24/2021	07/14/2021
CARC								
21-1363	Sandhu Rezone	8306 36TH ST E	420171012	PLANNING	CARC	REVIEW PENDING PAYMENT	08/04/2021	08/19/2021
CLEAR AND GRADE								
21-1111	K.M.S DRIVEWAY	8217 34TH ST E	420175007	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	03/04/2021	08/20/2021
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	4120 90TH AVE E	420163702	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	06/29/2021	08/31/2021
21-1317	Franz	2920 122ND AVE E	420117029	ENGINEERING	CLEAR AND GRADE	APPLICATION	07/11/2021	08/24/2021
21-1372	Meridian Lot Vegetation Clearing	XXX 101ST AVE E	420095011	ENGINEERING	CLEAR AND GRADE	APPLICATION	08/09/2021	08/27/2021
CODE UPDATES AND CHANGES								
21-1323	STREETSCAPES CODE AMENDMENT			PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	07/12/2021	08/31/2021
21-1324	TRANSITIONAL AND SUPPORTIVE HOUSING CODE AMENDMENT			PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	07/12/2021	08/31/2021
CONDITIONAL USE PERMIT (CUP)								
21-1275	VIEW POINTE RV CUP	10315 12TH STREET CT E	420037059	PLANNING	CONDITIONAL USE PERMIT (CUP)	INCOMPLETE	06/15/2021	07/07/2021
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091134	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	08/31/2021
PRE APP								
21-1367	LAKE CHALET APARTMENTS PRE-APPLICATION	10304 24TH ST E	420107030	PLANNING	PRE APP	UNDER REVIEW	08/05/2021	08/26/2021
21-1366	SANDHU REZONE PRE-APPLICATION MEETING	8306 36TH ST E	420171012	PLANNING	PRE APP	APPLICATION	08/05/2021	08/31/2021
21-1385	MERIDIAN Auto Dealership	1009 MERIDIAN AVE E	420033140	PLANNING	PRE APP	APPLICATION	08/19/2021	08/23/2021
21-1398	Afichuk1625	1625 112TH AVE E	9770000011	PLANNING	PRE APP	APPLICATION	08/31/2021	08/31/2021
SHORT PLAT - FINAL								
21-1213	ABEL SHORT PLAT FINAL PLAT	12205 TO 12335 16TH ST E	420027043	PLANNING	SHORT PLAT - FINAL	WAITING ON REVISIONS	05/11/2021	08/31/2021
21-1290	HNW HUNTINGTON SHORT PLAT FINAL PLAT	9605 18TH STREET CT E	420091127	PLANNING	SHORT PLAT - FINAL	INCOMPLETE	06/23/2021	08/04/2021
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	08/23/2021
20-1533	CONNOLLY SHORT PLAT PRELIMINARY SHORT PLAT	1711 122ND AV E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	10/26/2020	08/09/2021
21-1170	BREYER SHORT PLAT PRELIMINARY PLAT	2110 TO 2114 95TH AVCT E	420095023	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	04/09/2021	08/18/2021
SITE DEVELOPMENT								
17-1527	NORTHWOOD ESTATES WEST PHASE II SITE DEVELOPMENT	9609 24TH ST E	420091136	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	12/05/2017	04/23/2021
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/16/2019	04/20/2021
20-1131	WAGNER SHORT PLAT SITE DEVELOPMENT	11226 18TH ST E	9770000069	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	03/18/2020	07/15/2021

Pending Projects - Planning and Engineering Permits

38 Permits

Exported: 09/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	03/04/2021
20-1568	EAST PIERCE FIRE STATION 118 SITE DEVELOPMENT	10105 24TH ST E	420091025	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/06/2020	08/03/2021
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/30/2020	08/20/2021
20-1657	MICKELSON SUBDIVISION SITE DEVELOPMENT	2804 90TH AV E	420093089	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/22/2020	03/12/2021
21-1017	THE LEARNING EXPERIENCE SITE DEVELOPMENT	527 MERIDIAN AV E	420036070	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	01/15/2021	04/21/2021
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	4120 90TH AV E	420163702	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	08/24/2021
21-1320	VIBE SALON SITE PLAN REVIEW	10124 18TH STREET CT E	3630000090	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/12/2021	08/20/2021
21-1348	TAPPS APARTMENTS SITE PLAN REVIEW	XXX 29TH ST E	3625000372	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/29/2021	08/31/2021
21-1369	Edgewood Heights PH II Site Plan Design Revision	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	08/06/2021	08/31/2021
SUBDIVISION - FINAL								
21-1389	Phillips' Ridge	XXX 86TH AVENUE CT E	420081040	PLANNING	SUBDIVISION - FINAL	APPLICATION	08/25/2021	08/30/2021
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	06/17/2021	08/31/2021
21-1322	PHILLIPS RIDGE PLAT MODIFICATION	XXX 86TH AVENUE CT E	420081040	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	07/14/2021	08/31/2021
TRAFFIC CONCURRENCY								
21-1167	29TH ST APARTMENTS TRAFFIC CONCURRENCY	XXX 29TH ST E	3625000372	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/07/2021	05/21/2021
21-1192	BRIDGE POINT TRAFFIC CONCURRENCY	XXX 98TH AV E	420164096	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/29/2021	06/02/2021
21-1214	NWP MERIDIAN TRAFFIC CONCURRENCY	3117 MERIDIAN AV E	420103072	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	05/11/2021	07/20/2021
21-1319	View Pointe RV Storage CRC	10315 12TH STREET CT E	420037059	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	07/12/2021	08/24/2021

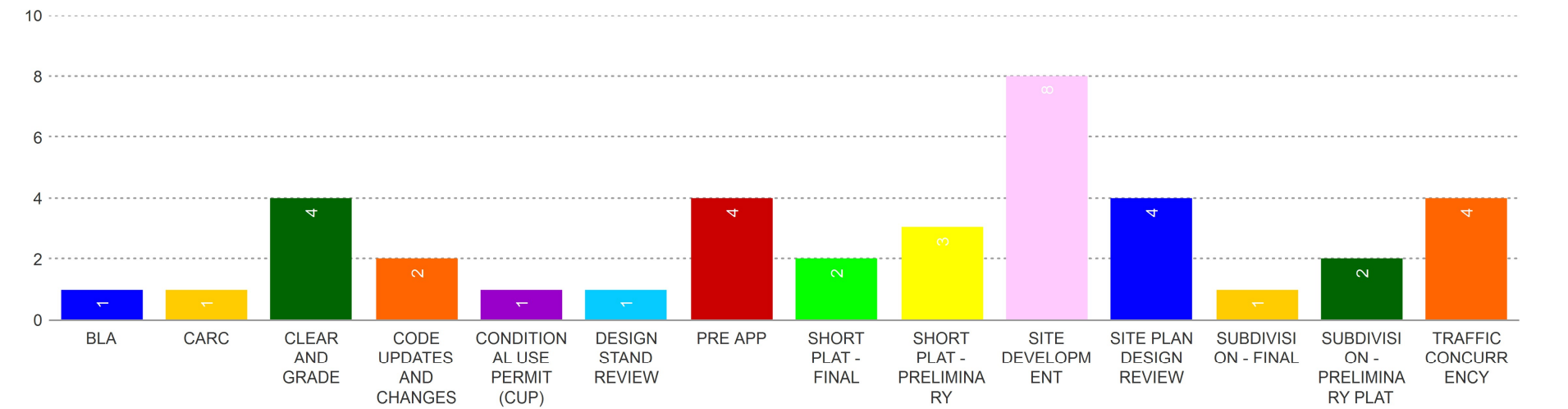
Pending Projects - Planning and Engineering Permits

38 Permits

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



Plat Construction Tracking Report- August 2021

Preliminary Plat					Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2021	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPLICATION					
2020	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED	APPLICATION	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	FINALED	APPROVED			
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	ISSUED	APPLICATION			
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	N/A	APPROVED			
	SMITH SHORT PLAT	2506 117TH AV E	2	APPLICATION					
2019	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	APPROVED			
	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	ISSUED				
	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	FINALED	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	APPLICATION			
2017	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	FINALED	APPROVED	18	2	11%
	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	ISSUED				
	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	17	31%
	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	FINALED	APPROVED	67	52	77%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	ISSUED				
	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	APPLICATION				
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	FINALED	APPROVED	19	4	21%
	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED					
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	FINALED	APPROVED	38	16	42%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	FINALED	APPROVED	6	4	67%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	ISSUED	APPROVED			
	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	6	75%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	FINALED	APPROVED	9	2	22%
2014	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	FINALED	APPROVED	284	259	91%



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: October 11, 2021

Title: Town Center (TC): Youth Involvement

Attachments: 1) Approved TC Subarea Plan Boundary Map

Submitted By: Evan Hietpas, Associate Planner

Current Discussion:

This summer, City staff facilitated the new community engagement program “Edgewood Experience”. The City partnered with local high schools to give five (5) students an opportunity to spend six (6) weeks with staff to take a behind-the-scenes look at how cities operate. City staff shared their job knowledge and experience working in government. On Wednesday August 4th, the group of students spent their afternoon learning about Edgewood’s Comprehensive Plan, the Town Center neighborhood, and the subarea planning process. After learning about these topics, the students provided input through a staff-led activity. At this meeting, Associate Planner Evan Hietpas will lead a presentation on this youth involvement effort.

- Desired private developments included: sit-down restaurants, movie theaters, family fun, bakery, ice cream shop, coffee roaster/ café, low-income housing, new townhomes, live/work units
- Desired public projects included: homeless shelter, food bank, food truck park, community garden, farmers’ market, public art, pocket parks, improved sidewalks

The Planning Commission may discuss how to organize similar efforts for the broader public involvement process (PIP) to engage with diverse groups of people as the Town Center subarea plan is developed.

Prior Actions:

September 13, 2021: Commission determined the geographic boundary of the Town Center Subarea Plan (see attachment 1). The boundary is limited to properties with Town Center zoning designation, and is consistent with Pierce County’s Center of Local Importance (COLI) designation.

June 7 and June 9, 2021: Staff kicked off the Town Center public involvement process with presentations to both the EDAB and PRAB. Staff will continue to work with the boards to gather input on the promotion of local craft manufacturing, business incubators and feedback on trails, greenspaces and public plazas.

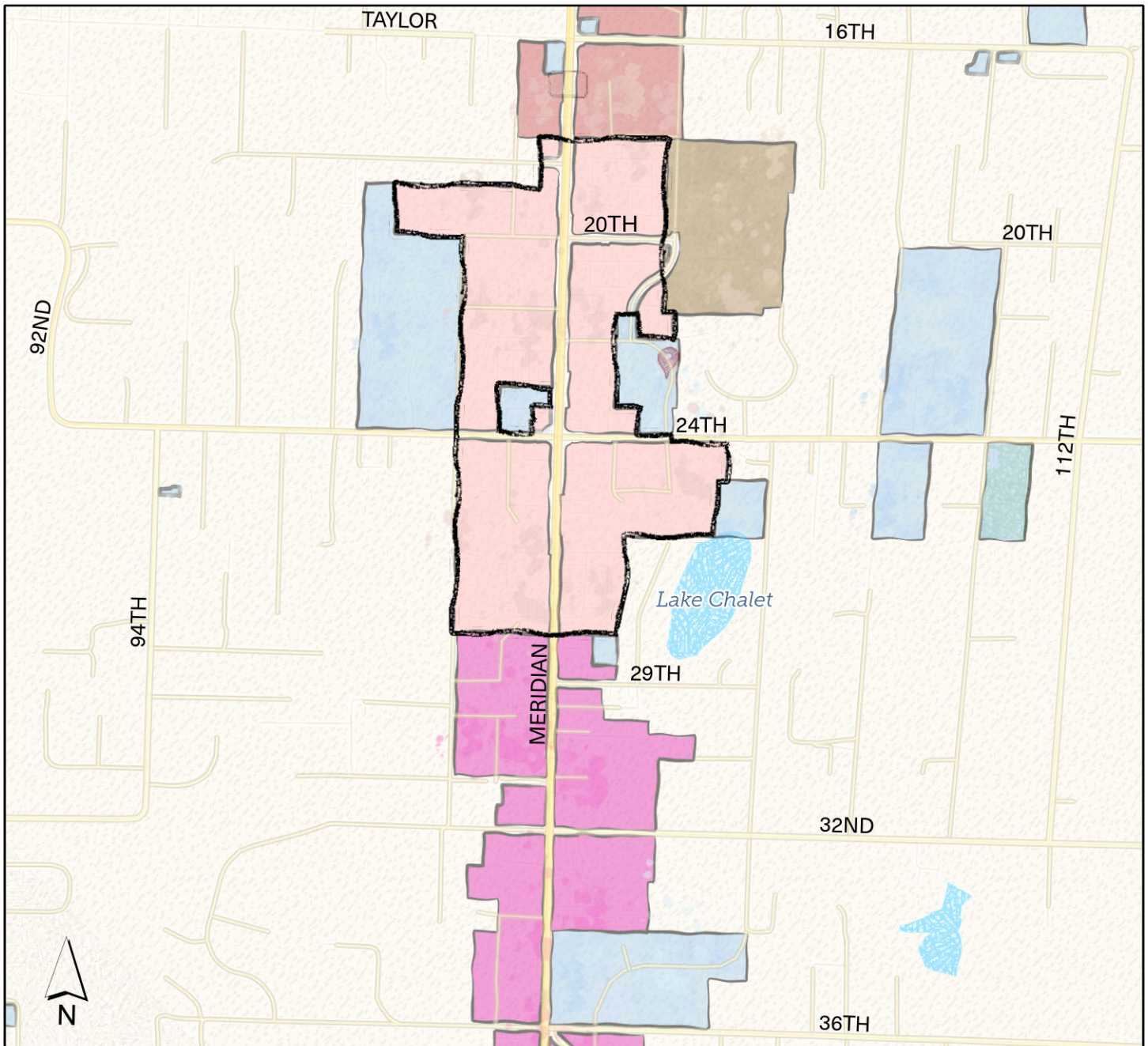
April 12, 2021: Commission recommended three actions and City Council authorized the Commission to proceed.

December 14, 2020- March 8, 2021: Commission held discussions for four months about previous and current Town Center Studies, including the Meridian Avenue Corridor Master Plans and recent 2020 Berk Report. Key discussion points are listed below:

- Vision for TC neighborhood, as established in City’s Comprehensive Plan
- Future of Edgewood City Hall property and development of a Civic Campus
- Current and recent projects in TC including multi-family developments
- Conceptual building and site design, through “Sketch-Up” 3-D modeling
- Targeted land uses like craft manufacturing and business incubators
- Variety of housing options
- Trail, open space networks and plazas/greenspace
- Equitable access to public amenities
- Public-private partnerships



Town Center Subarea Plan Subarea Boundary Map



LEGEND	Current Zoning	
		Commercial
		Mixed Residential 2
		Mixed Use Residential
		Town Center
		Public

	Roads
	Subarea Boundary
	Waterbodies

0 0.25 0.5 Miles

Rev: 10/4/2021



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: October 11, 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. Various Edgewood Municipal Code (EMC) Updates
7. Public Zoning
8. Create Edgewood Municipal Code Title 17
9. 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 Advisory 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.

Edgewood Planning Commision 2021 Future Agenda Calendar- October 2021

Work Plan Items	2021						2022					
	10-May	14-Jun	12-Jul	9-Aug	13-Sep	11-Oct	8-Nov	13-Dec	10-Jan	14-Feb	14-Mar	11-Apr
Town Center	WA Dept. of Commerce: Short Course in Local Planning	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion
Street Light Standards		Discussion	None	None	None	Discussion (Dimming Schedule)	None	Discussion	Discussion	PH and Action	None	None
Development & Public Works Standards		Discussion (Streetscapes)	None	None	None	None	None	Discussion	Discussion	PH and Action	None	None
Sewer Connection Requirements		Discussion	Discussion	Discussion	Discussion	None	None	Discussion	Discussion	Action	Discussion	Discussion
Tree Preservation		None	None	None	None	None	None	None	None	None	Discussion	Discussion
Public Zoning		None	None	None	None	None	None	None	None	None	None	None
Create EMC Title 17		None	None	None	None	None	None	None	None	None	None	None
Various Code Updates		PH and Action 1. Traffic Concurrence Management 2. Traffic Impact Fees	Discussion 1. Streetscapes 2. Temp. Signs in ROW	PH and Action 1. Streetscapes Discussion 1. HB 1220	PH and Action 1. HB 1220	Discussion 1. Small Cell Wireless 2. School Impact Fees	Discussion 1. School Impact Fees	PH and Action 1. School Impact Fees Discussion 1. Small Cell Wireless	PH and Action 1. Small Cell Wireless	None	None	None
2021 Comp. Plan Amendments		None	None	None	None	None	Discussion (2021 City-initiated)	Action (if needed) (2021 City-initiated)	None	None	None	None
2021 Work Plan		Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	None	None	None	None
2022 Work Plan		None	None	None	None	Discussion	Discussion	Discussion	Action	Discussion	Discussion	Discussion
Agenda Formation	May	June	July	August	September	October	November	December	January	February	March	April
Public Hearing (PH)	None	1. Traffic Concurrence Management 2. Traffic Impact Fees	None	1. Streetscapes	1. HB 1220	None	None	1. School Impact Fees	1. Small Cell Wireless	1. Street Light Standards 2. Public Works Standards	None	None
Action		1. Traffic Concurrence Management 2. Traffic Impact Fees	1. Chair and Vice Chair Appointments	1. Streetscapes	1. HB 1220	None	None	1. School Impact Fees 2. City Comp. Plan Amend.	1. Small Cell Wireless 2. 2022 Work Plan	1. Street Light Standards 2. Public Works Standards 3. Sewer Connection Reqs.	None	None
Discussion		1. Town Center 2. Street Light Standards 3. Public Works Standards 4. Sewer Connection Reqs. 5. Reappointments 6. PC Handbook 7. 2021 Work Plan	1. Sewer Connection Reqs. 2. Streetscapes 3. Town Center 4. PC Handbook 5. HB 1220 6. Temp. Signs in ROW 7. 2021 Work Plan	1. Town Center 2. HB 1220 3. Sewer Connection Reqs. 4. PC Handbook 5. 2021 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Small Cell Wireless 4. School Impact Fees 5. 2021 Work Plan 6. 2022 Work Plan	1. Town Center 2. School Impact Fees 3 City Comp. Plan Amend. 4. 2022 Work Plan 5. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Public Works Standards 4. Sewer Connection Reqs. 5. Small Cell Wireless 6. 2022 Work Plan 7. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Public Works Standards 4. Sewer Connection Reqs.	1. Town Center 2. 2022 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. Tree Preservation 4. 2022 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. Tree Preservation Goals 4. 2022 Work Plan

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



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: October 11, 2021

Title: School Impact Fees

Attachments: None

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

Background Information:

Per EMC Title 4, the City of Edgewood holds the authority to implement impact fees for Puyallup, Fife, and Sumner school districts. As a condition of the City's authorization to implement school impact fees, the City and school districts develop interlocal agreements governing the operation of the school impact fee program. The interlocal agreements allow the collection of impact fees by the districts on behalf of the City.

On an annual basis, the school districts should be given an opportunity to provide a capital facilities plan and data to Edgewood's City Council (enrollment projections, standard of service, capacity, inventory of facilities). This information is reviewed by City Council to make any necessary updates to the implementation of impact fee collection. Currently, [EMC 4.10.110](#) includes data provided by the school districts from 2016-2017, and associated impact fees established by the City.

Current Discussion

City staff has made it a priority to discuss School Impact Fees with City Council at their October 19, 2021 Study Session. Once City Council provides direction on this topic, City staff will work with the Planning Commission to facilitate any necessary amendments to the Edgewood Municipal Code and/or City's Comprehensive Plan.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: October 11, 2021

Title: Small Cell Wireless Code Amendments

Attachments: None

Submitted By: Emily Arteche, Planning Manager
Evan Hietpas, Associate Planner

Background Information:

The deployment of new small cell networks will look different than the 3G and 4G deployments of the past. Over the last few years, providers have been increasingly looking to densify their networks with new small cell deployments that have antennas much smaller than previous systems. This new small cell technology is sought after by wireless companies, whereas Distributed Antenna Systems (DAS) are not. Examples of common DAS deployment include wireless coverage to hotels, subways, airports, hospitals, businesses, roadway tunnels, etc.

Current Discussion:

City staff has recognized a need to update the Edgewood Municipal Code (EMC) related to small wireless facilities to ensure that the City's regulations are up-to-date with current industry standards and federal regulations set by the United States Federal Telecommunication Commission (FCC). The anticipated changes are outlined below:

- Update the definition for small wireless facilities, currently found in EMC 18.20.220.
- Remove references to unfulfilled technology at the local level, Distributed Antenna Systems (DAS), currently found in EMC 18.100.110
- Compatibility with United States Federal Communications Commission (FCC) regulations
- Compatibility between small cell wireless infrastructure and the City's new street light standards to be adopted soon
- Accurately describe the City's review process and procedures

At this October meeting, City staff wanted to notify the Planning Commission that they believe code amendments are necessary. City staff will prepare a draft of proposed code amendments prepared for discussion and review at the December 13, 2021 meeting.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: October 11, 2021

Title: Street Light Standards: Dimming Schedule

Attachments:

- 1) Map of initial “smart” streetlight locations
- 2) Plans for future “smart” streetlight locations
- 3) Edgewood Comprehensive Plan- road classification system map

Submitted By:

Evan Hietpas, Associate Planner
Jeremy Metzler, Public Works Director

Background Information:

The City of Edgewood is continuing to look for better ways to light up the community. This spring, Mayor Eidinger agreed to partner with Puget Sound Energy (PSE) for a new program that will showcase new “smart” streetlight technology. The lights can be monitored closely, meaning that broken and failing lights can be quickly found and repaired. The lights can also be instantly turned on and off or dimmed, which reduces light pollution and energy costs.

To begin this program, the “smart” controllers are just being installed on new City streetlights. There are currently ten (10) new streetlights being installed with “smart” controllers (attachment 1). There are approximately thirty-one (31) additional locations that will have smart capabilities in the future (attachment 2).

Current Discussion:

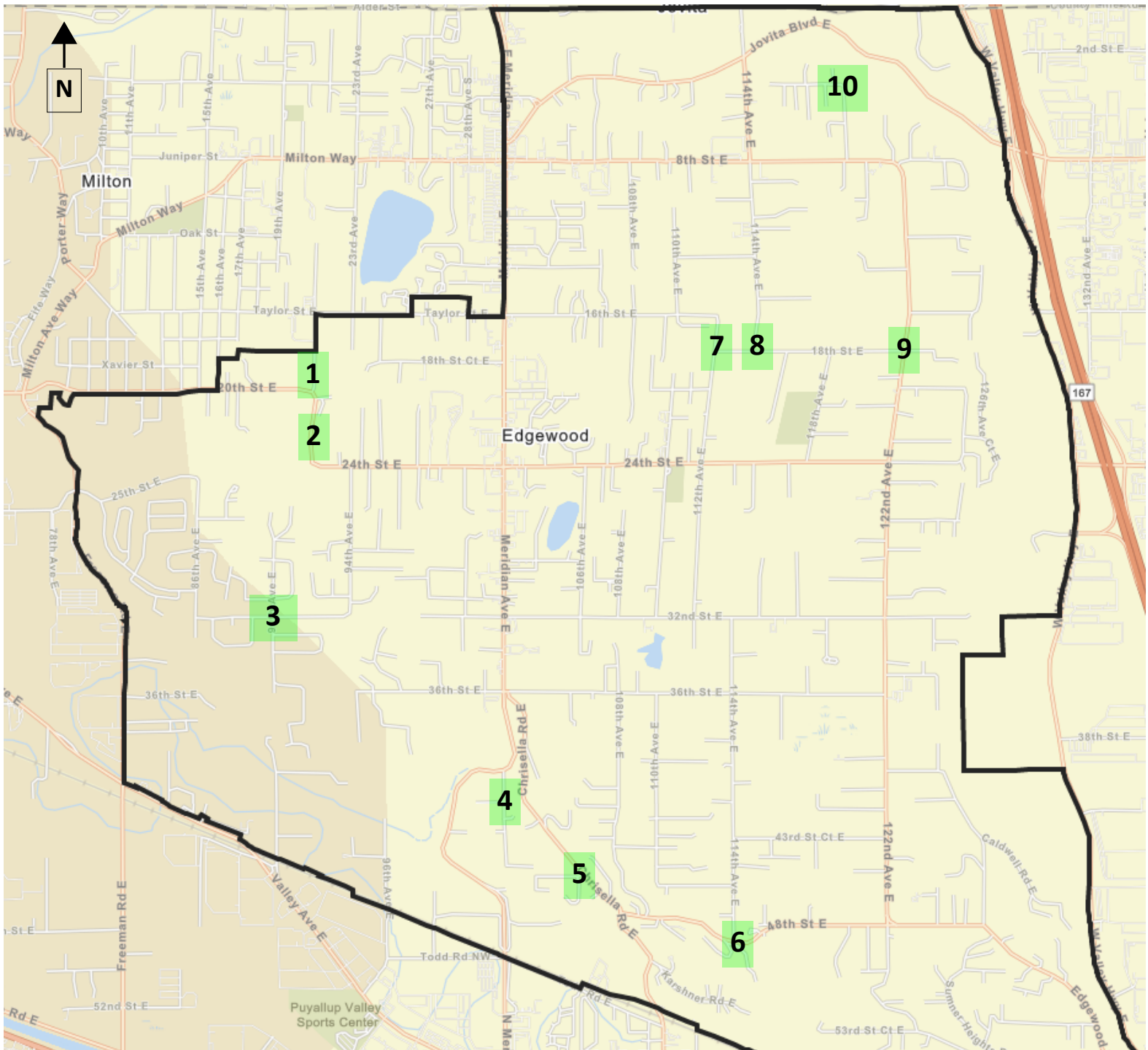
City staff would like to hold a discussion with the Planning Commission to receive feedback as the City implements a streetlight dimming schedule. The outline below shows City staff’s initial proposal to Puget Sound Energy. This proposal reflects input received from the Edgewood Police for public safety.

1. Local roads in single family neighborhoods:
 - 50% from 10 PM to 6 AM
2. Collector roads in single family neighborhoods:
 - 70% from Midnight to 6 AM
3. Local roads surrounding city “core”:
 - 75% from 10 PM to 6 AM
4. Collector roads surrounding city “core”:
 - 85% at 10PM, 70% at Midnight, 100% at 6 AM
5. Arterials throughout entire city:
 - 80% from Midnight to 6 AM

Collector roads: 16th St, 18th St, 32nd St, 36th St, Chrisella Rd, Monta Vista Dr, 112th Ave, 114th Ave

Arterial roads: Meridian Ave, Jovita Blvd, 24th St, 8th St, 122nd Ave, Edgewood Dr

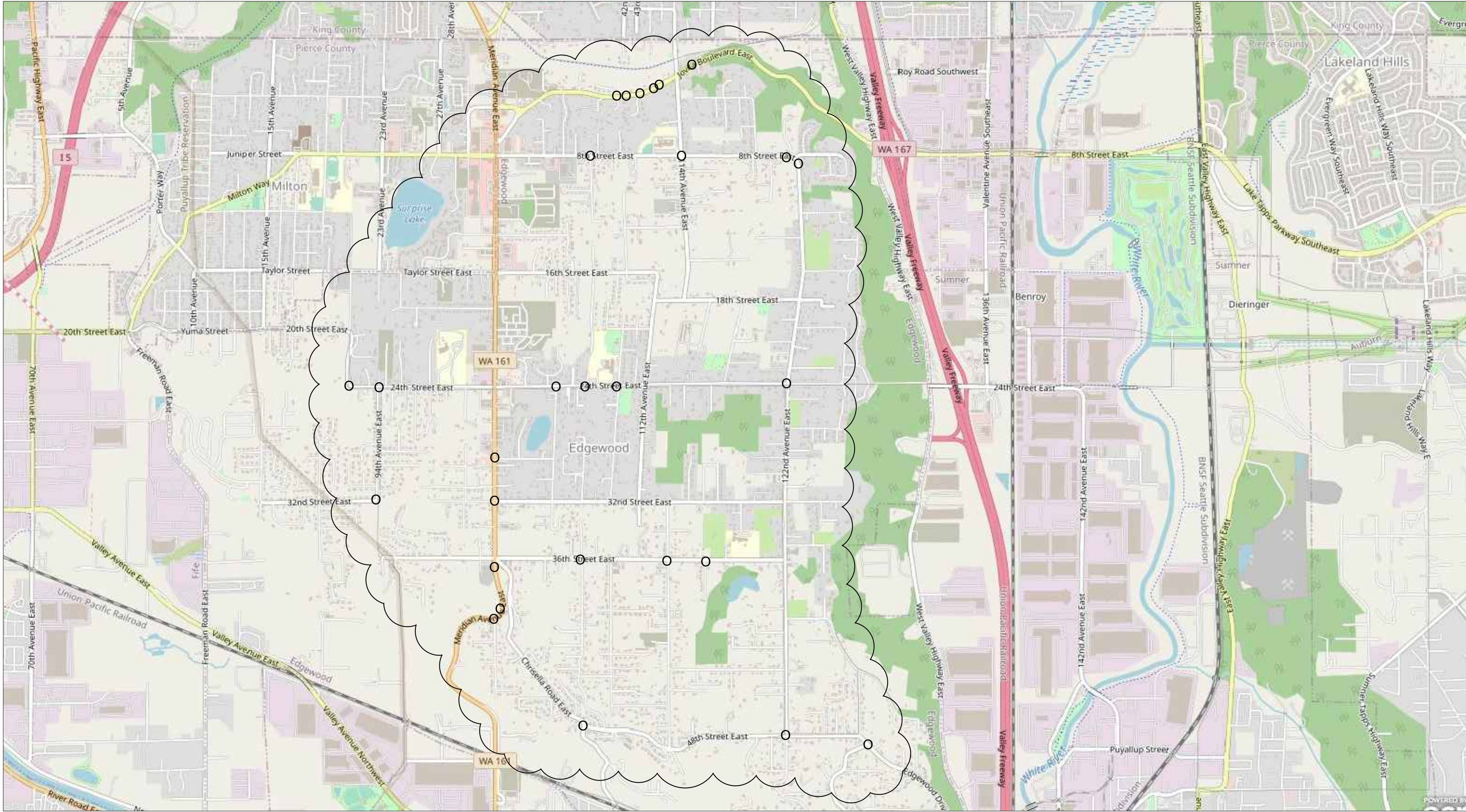
Locations for smart streetlight controllers



1. 20th St and 92nd Ave
2. 24th St and 92nd Ave
3. 32nd St and 90th Ave
4. 42nd St and 102nd Ave
5. 45th St Ct and Chrisella Rd

6. 48th St and 113th Ave Ct
7. 18th St and 112th Ave
8. 18th St and 114th Ave
9. 18th St and 122nd Ave
10. 4th St and 119th Ave

SCALE:
1"=100'



47.73962394335495, -122.65906021017268

MAPS & RECORDS NOTES:

- Note 1 - Add/Update grid.
SL18, SL19, SL26
- Note 8 - Reorient light symbol as shown.
SL9, SL12, SL18

PROJECT NOTES:

REPLACE MISSING GRID NUMBERS

- SL11 (570364-156141 / SLAP8060)

INSTALL GRID NUMBERS

- SL23 (569355-155460 / SLAE2434)

REATTACH OR REPLACE GRID/TAG

- SL22 (569614-155459 / SLAE2435)

STREET LIGHT NOTES

POTELCO:

- IN ALL SHOEBOX AND COBRAHEAD INSTALLATIONS, THE LUMINAIRE MUST BE LEVELED.

SCOPE OF PROJECT NOTES:

CHANGEOUT EXISTING CHFL & TRADITIONAIRE HPS LUMINAIRES TO NEW LED LUMINAIRES.

AT SL1 THRU SL31 (Exist Street Light Poles)

Schedule 53

- Install 3 - 39W LED 3000K TYPE 2 CHFL - GRAY on exist arms
- Install 5 - 71W LED 3000K TYPE 2 CHFL - GRAY on exist arms
- Install 15 - 96W LED 3000K TYPE 2 CHFL - GRAY on exist arms
- Install 8 - 111W LED 3000K TYPE 2 CHFL - GRAY on exist arms

FLAGGING REQUIRED

Universal Map	Overhead Map	Underground Map	Circuit
2004E007	2004E008	2004E007	CED-17
2004E009	2004E056	2004E009	EDG-12
2004E011	2004E104	2004E011	EDG-13
2004E012		2004E012	EDG-15
2004E034		2004E034	EDG-16
2004E035		2004E035	
2004E036		2004E036	
2004E039		2004E039	
2004E043		2004E043	
2004E055		2004E055	
2004E057		2004E057	
2004E058		2004E058	
2004E064		2004E064	
2004E086		2004E086	
2004E089		2004E089	

PROJECT PHASE	NOTIF#	ORDER#
PWR	Superior	
	New Install	
	SL Light	509303593 101129204
	Removal	108120991
	Temporary	
GAS	Job Order	
	Distribution	
	HP Main	
	HP Svc/MS	
CABLE TV		
PHONE		

FOREMAN (CHECK BOX WHEN COMPLETED)

☐ PSE Equipment LOCKED/SECURED & Work Area left in CLEAN/SAFE Condition.

☐ Grid, Cable, and Switch numbers INSTALLED & VERIFIED.

☐ Field Changes RED-LINED on As-built.

☐ Material VERIFIED and CHANGES noted on Paperwork.

☐ Total PRIMAEST Cable noted on As-built.

☐ Company ID#s RECORDED in correct location on As-built.

☐ Indicate correct ELBSE SIZE on As-built & VERIFY proper PHASE.

☐ Correct QA Checklist(s) reviewed.

☐ Deviations noted on the As-built and their reason.

☐ I certify that the work performed meets PSE's standards and procedures and that all quality requirements are met.

Foreman's Signature _____

Print Name _____ Date _____

Project Manager Contact Information:

Mike Hammons
425-765-1395 Cell Phone

Developer	Yes	Yes	PSE
"Locates Required"	No	No	
"Outages Required"	Yes	No	
"Flagging Required"	Yes	No	

Owner / Developer Contact Info

City of Edgewood
2224 104th Ave E
Edgewood, WA 98372
ATTN: Jeremy Metzler, P.E. (253) 952-3299 x114 cell

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555

2 BUSINESS DAYS BEFORE YOU DIG

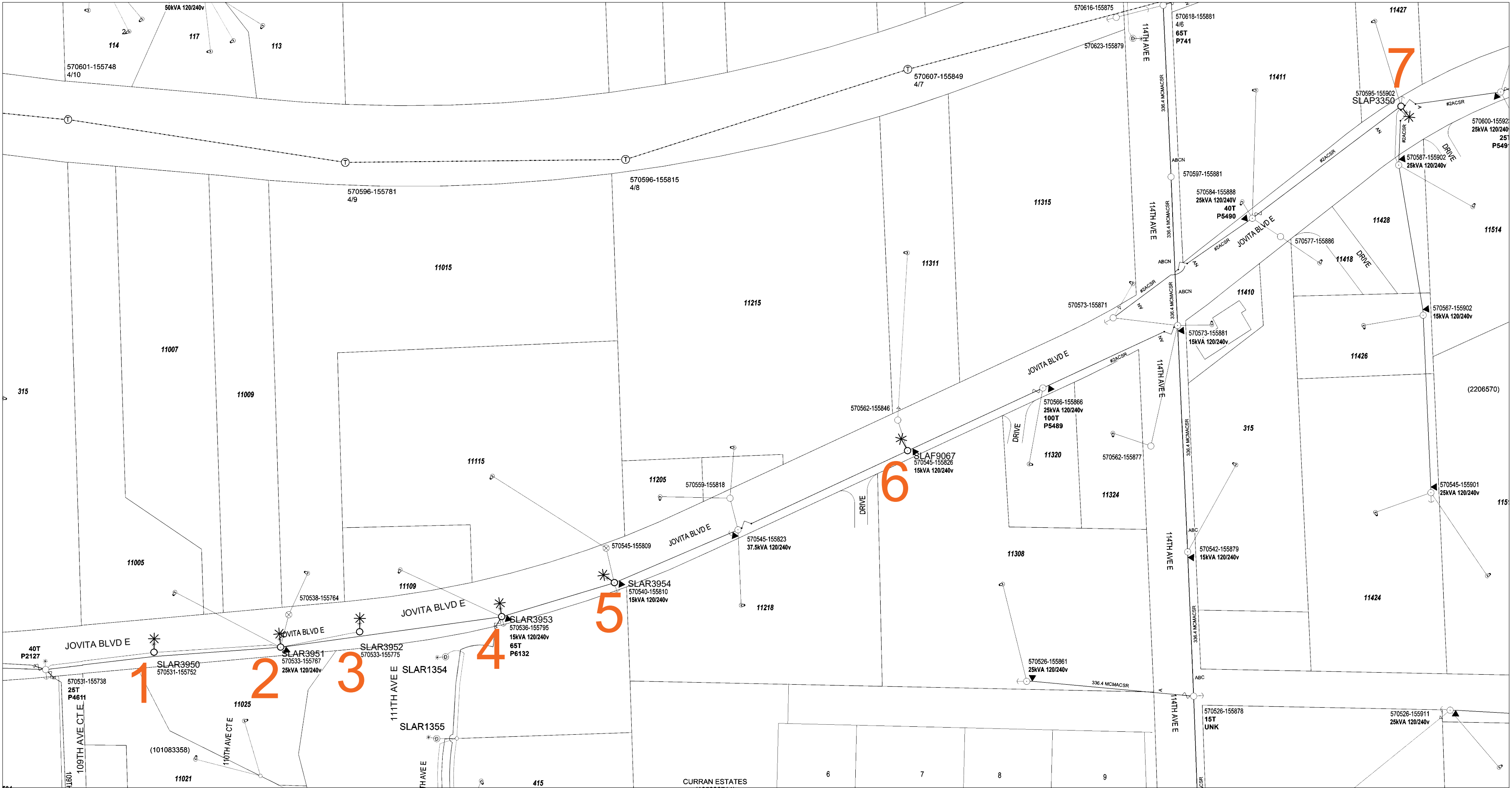
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

☒	NEW BUSINESS	☐	CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT	PERMIT
				N/A	N/A
3				FUNCTION	CONTACT
2				ACCOUNT MGR	Lars Larson
1				ENGR - POWER	Christine Buffalow
REV#	BY	DESCRIPTION		ENGR - GAS	
COUNTY	Emer Sect	Gas Wk Ctr	POWER WK CTR	DRAWN BY	Christine Buffalow
PIERCE			3515	CHECKED BY	NMedina
1/4 SEC	OP MAP		PLAT MAP	APPROVED BY	
				FOREMAN #1	
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO	FOREMAN #2	
SEE COVER	SEE COVER	N/A	SEE COVER	MAPPING	
JOINT FACILITIES ARRANGEMENTS					
UTILITIES	N/A	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A	N/A
PUGET SOUND ENERGY				INCIDENT	MAOP
TIB EDGEWOOD - SCH 53				Gas Order	Elect Order
UPGRADING SCH 53 LIGHTS TO LED					101129204
VARIOUS, EDGEWOOD, WA 98372				SCALE	PAGE
				1"=100'	1 of 6



SCALE:
1"=100'

Jovita Blvd E & 109th Ave Ct E



SITE #	POLE				LUMINAIRE				SCH	W/O #'S	SMART STREET LIGHT NODE	NOTES
	GRID #	BILLING GRID # (if different)	TAG #	TYPE	PREV LUM	ORIGINAL INSTALL DATE	NEW LUMINAIRE	ARM				
SL1	570531-155752		SLAR3950	WOOD	250W HPS CHFL	2007	111W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL2	570533-155767		SLAR3951	WOOD	250W HPS CHFL	2007	111W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL3	570533-155775		SLAR3952	WOOD	250W HPS CHFL	2007	111W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL4	570536-155795		SLAR3953	WOOD	250W HPS CHFL	2007	111W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL5	570540-155810		SLAR3954	WOOD	250W HPS CHFL	2007	111W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL6	570545-155826		SLAF9067	WOOD	200W HPS CHFL	2002	96W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL7	570595-155902		SLAP3350	WOOD	200W HPS CHFL	2002	96W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		

Project Manager Contact Information:
Mike Hammons
425-765-1395 Cell Phone

Developer

Yes

No

"Locates Required"

Yes

No

"Outages Required"

Yes

No

"Flagging Required"

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG

THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

☒	NEW BUSINESS	☐	CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT N/A	PERMIT N/A
3				FUNCTION	CONTACT
2				ACCOUNT MGR	Lars Larson
1				ENGR - POWER	Christine Buffalow
REV#	BY	DESCRIPTION		ENGR - GAS	
COUNTY	PIERCE	Emer Sect	Gas Wk Ctr	POWER WK CTR	DRAWN BY
1/4 SEC	OP MAP			3515	CHECKED BY
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO	APPROVED BY	FOREMAN #1
SEE COVER	SEE COVER	N/A	SEE COVER	FOREMAN #2	MAPPING
JOINT FACILITIES ARRANGEMENTS					
UTILITIES	N/A	N/A	N/A	N/A	INCIDENT
CONTACT	N/A	N/A	N/A	N/A	MAOP
PHONE#	N/A	N/A	N/A	N/A	Gas Order
				Elect Order	101129204
				SCALE	PAGE
				1"=100'	2 of 6

PSE

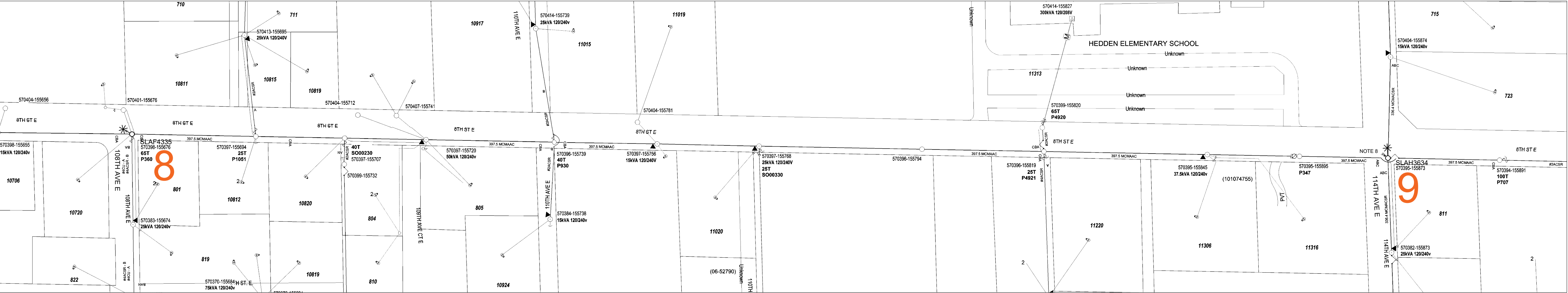
PUGET
SOUND
ENERGY

TIB EDGEWOOD - SCH 53
UPGRADING SCH 53 LIGHTS TO LED
VARIOUS, EDGEWOOD, WA 98372

101129204

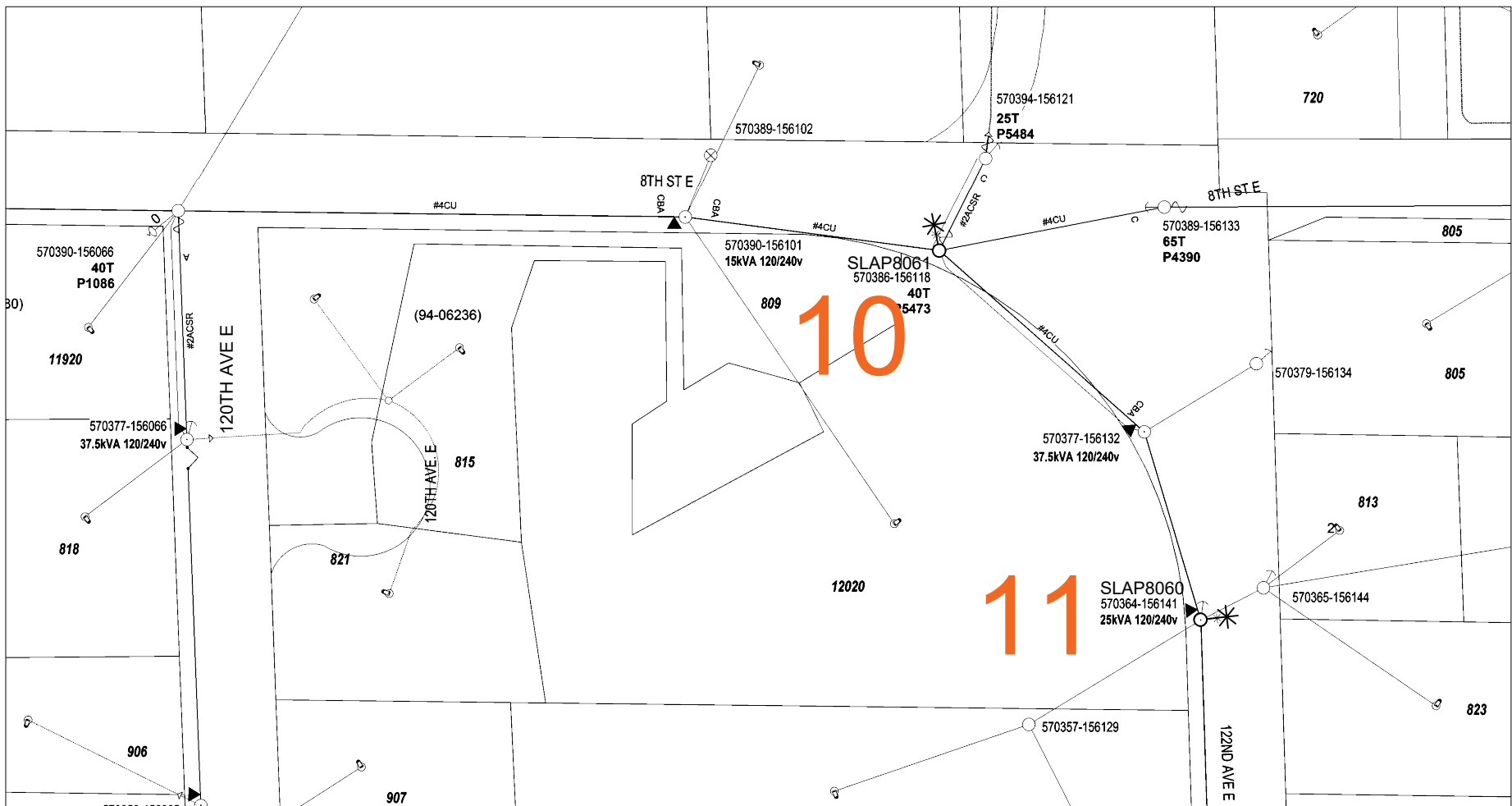
SCALE:
1"=100'

8th St E & 120th Ave E



MATCHLINE A

MATCHLINE A



SITE #	POLE				LUMINAIRE			SCH	SMART STREET LIGHT NODE	W/O #'S	NOTES
	GRID #	BILLING GRID # (if different)	TAG #	TYPE	PREV LUM	ORIGINAL INSTALL DATE	NEW LUMINAIRE				
SL8	570398-155676		SLAF4335	WOOD	200W HPS CHFL	2004	96W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991	
SL9	570395-155873		SLAH3634	WOOD	200W HPS CHFL	2004	96W LED 3000K TYPE 2 CHFL - GRAY	12'	53	101129204 / 108120991	
SL10	570386-156118		SLAP8061	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991	
SL11	570364-156141		SLAP8060	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991	REPLACE MISSING GRID NUMBERS.

Project Manager Contact Information:
Mike Hammons
425-765-1395 Cell Phone

Developer

Yes

No

"Outages Required"

Yes

No

"Flagging Required"

Yes

No

Developer

Yes

No

"Outages Required"

Yes

No

"Flagging Required"

Yes

No

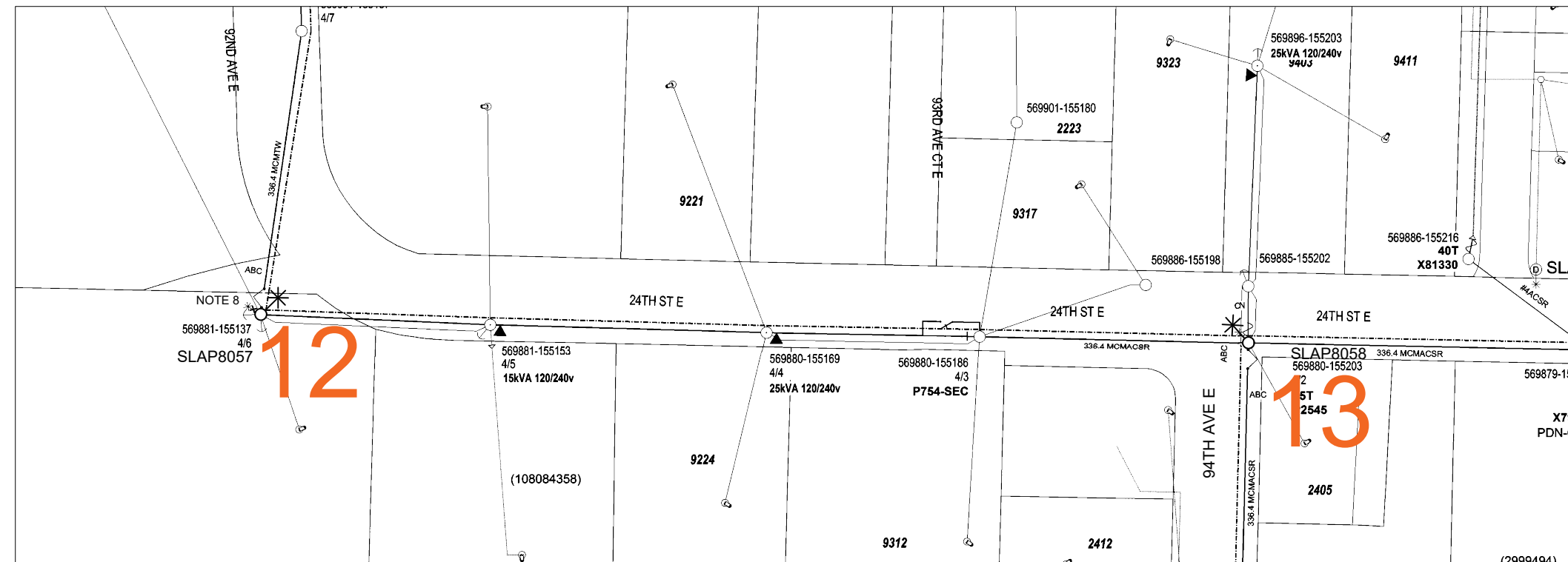
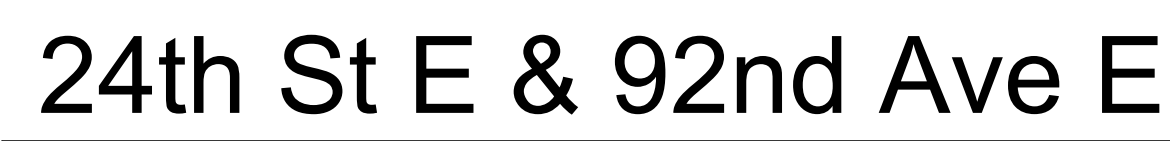
For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555

2 BUSINESS DAYS BEFORE YOU DIG

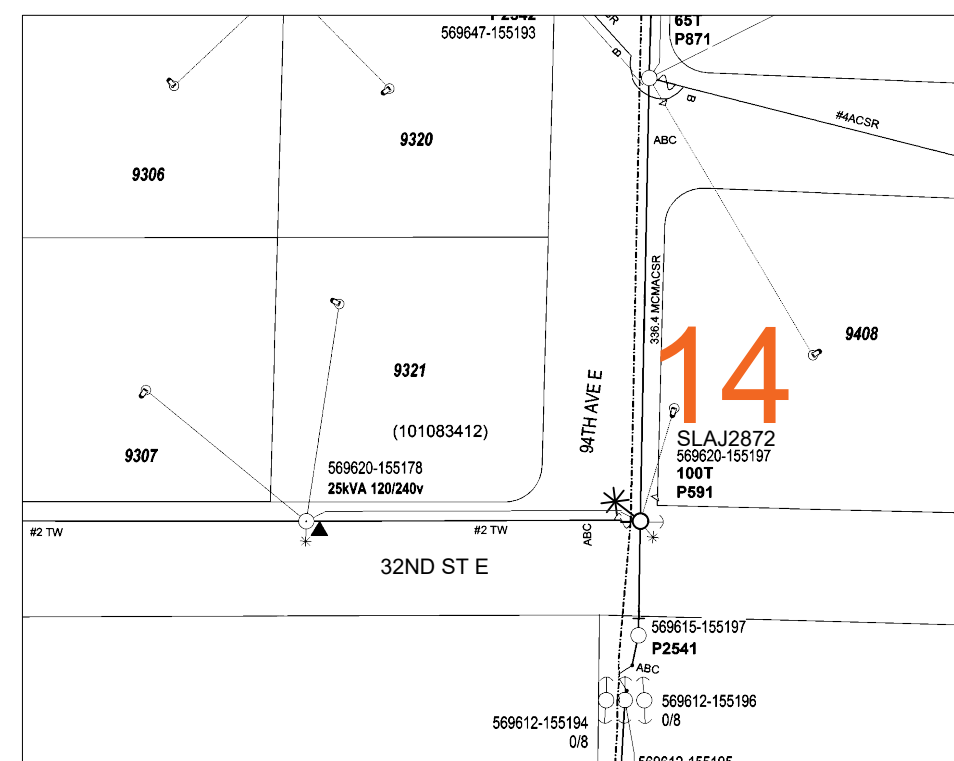
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

☒	NEW BUSINESS	☐	CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT	PERMIT
				N/A	N/A
3				FUNCTION	CONTACT
2				ACCOUNT MGR	Lars Larson
1				ENGR - POWER	Christine Buffalow
REV#	BY	DESCRIPTION			
COUNTY	Emer Sect	Gas Wk Ctr	POWER WK CTR	DRAWN BY	Christine Buffalow
PIERCE			3515	CHECKED BY	N Meduna
1/4 SEC	OP MAP		PLAT MAP	APPROVED BY	
				FOREMAN #1	
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO	FOREMAN #2	
SEE COVER	SEE COVER	N/A	SEE COVER	MAPPING	
JOINT FACILITIES ARRANGEMENTS					
UTILITIES	N/A	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A	N/A
TIB EDGEWOOD - SCH 53				INCIDENT	MAOP
UPGRADING SCH 53 LIGHTS TO LED				Gas Order	Elect Order
VARIOUS, EDGEWOOD, WA 98372				SCALE	PAGE
				1"=100'	3 of 6



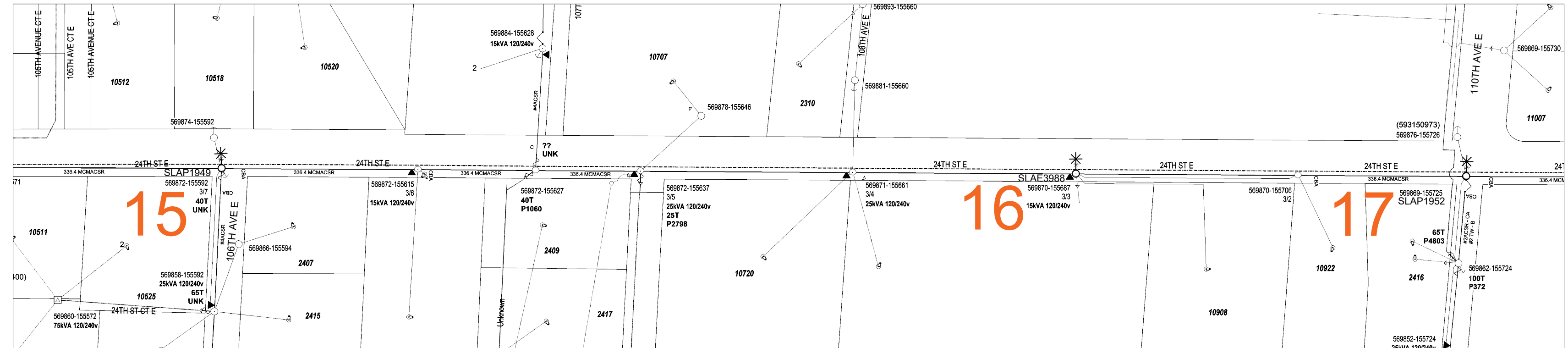
MATCHLINE B

MATCHLINE B



Meridian E & 24th St E

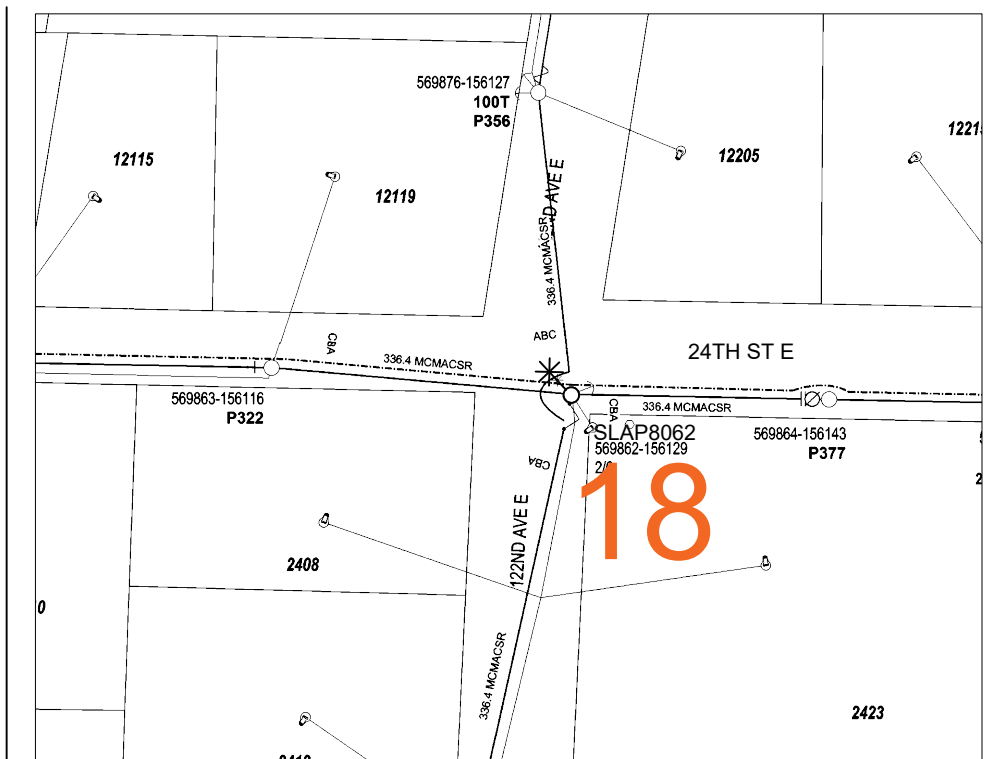
24th St E & 106th Ave E



MATCHLINE C

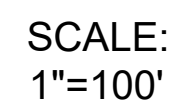
24th St E & 122nd Ave E

MATCHLINE C

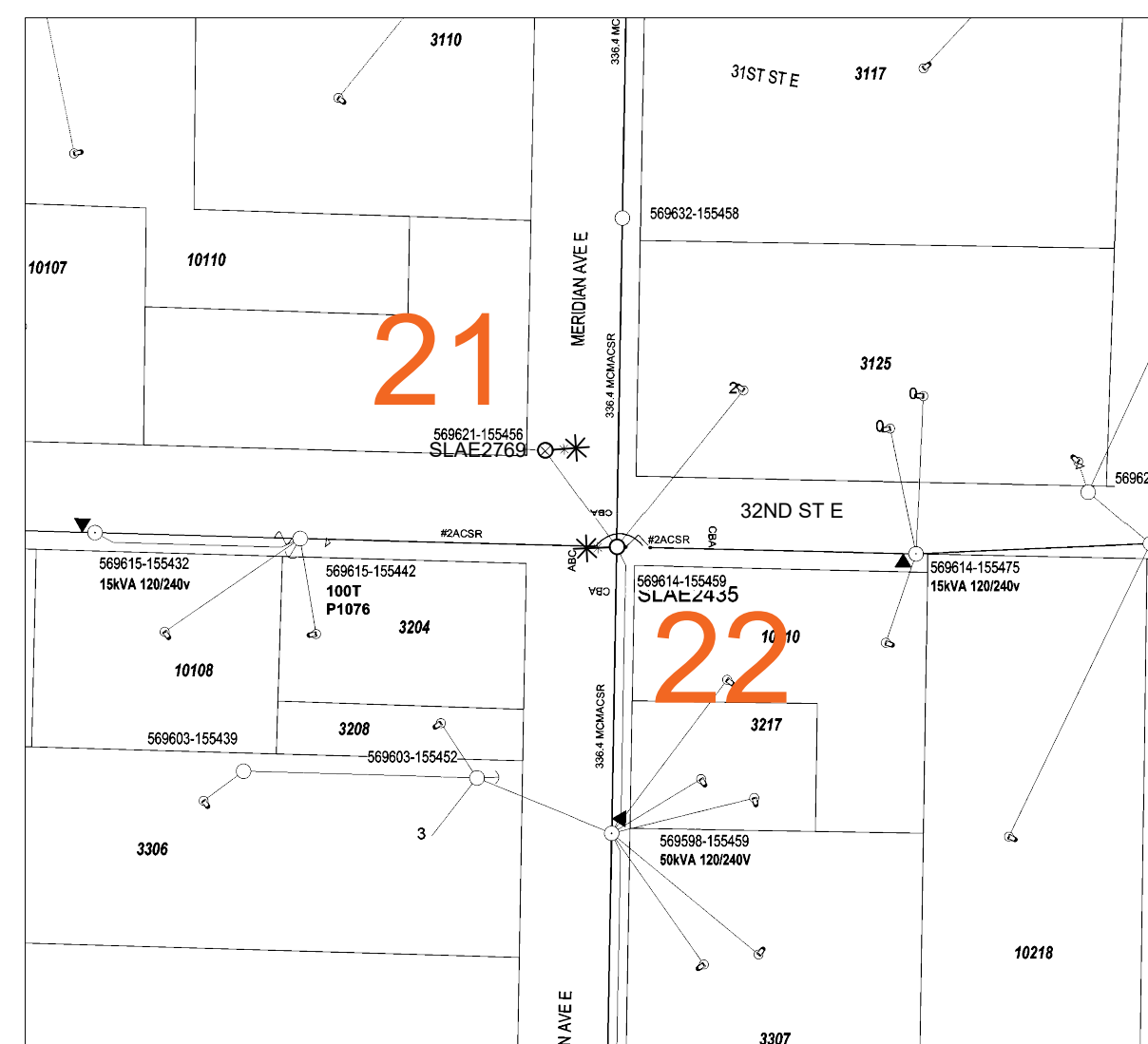


SITE #	POLE				LUMINAIRE				SCH	SMART STREET LIGHT NODE	W/O #'S	NOTES
	GRID #	BILLING GRID # (if different)	TAG #	TYPE	PREV LUM	ORIGINAL INSTALL DATE	NEW LUMINAIRE	ARM				
SL12	569881-155137		SLAP8057	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	20'	53	101129204 / 108120991		
SL13	569880-155203		SLAP8058	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	14'	53	101129204 / 108120991		
SL14	569620-155197		SLAJ2872	WOOD	200W HPS CHFL	2005	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL15	569872-155592		SLAP1949	WOOD	250W HPS CHFL	2003	111W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL16	569870-155687		SLAE3988	WOOD	100W HPS CHDL	1990	39W LED 3000K TYPE 2 CHFL - GRAY	6'	53	101129204 / 108120991		
SL17	569869-155725		SLAP1952	WOOD	250W HPS CHFL	2003	111W LED 3000K TYPE 2 CHFL - GRAY	14'	53	101129204 / 108120991		
SL18	569862-156129		SLAP8062	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		

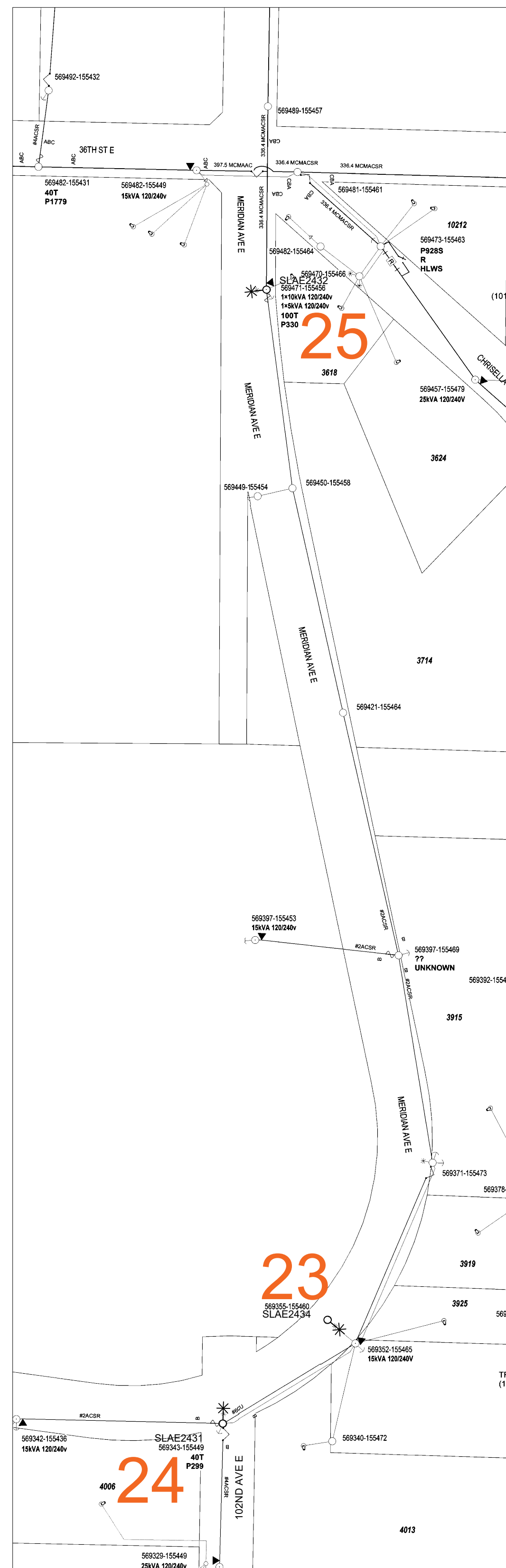
Project Manager Contact Information: Mike Hammons 425-765-1395 Cell Phone					For contacts below dial 1-888-CALL PSE (225-5773)						
Developer Yes Yes PSE											
"Locates Required" No No											
"Outages Required" Yes No											
"Flagging Required" Yes No											
X NEW BUSINESS 3 2 1 CORRECTIVE / 10 DAY WAIVED					REAL ESTATE/EASEMENT N/A				PERMIT N/A		
FUNCTION CONTACT PHONE NO DATE					ACCOUNT MGR Lars Larson 425-456-2701				425-456-2701		
ENGR - POWER					Christine Buffalow				425-324-1114		
ENGR - GAS											
DRAWN BY					Christine Buffalow				425-324-1114		
CHECKED BY					<i>Madina</i>				6/25/21		
APPROVED BY											
FOREMAN #1											
FOREMAN #2											
MAPPING											
JOINT FACILITIES ARRANGEMENTS											
UTILITIES		N/A		N/A		N/A		N/A		N/A	
CONTACT		N/A		N/A		N/A		N/A		N/A	
PHONE#		N/A		N/A		N/A		N/A		N/A	
PUGET SOUND ENERGY TIB EDGEWOOD - SCH 53 UPGRADING SCH 53 LIGHTS TO LED VARIOUS, EDGEWOOD, WA 98372					INCIDENT Gas Order 101129204		MAOP Elect Order 101129204				
					SCALE 1"=100'		PAGE 4 of 6				



MATCHLINE D



MATCHLINE E



MATCHLINE F - PG 6

SITE #	POLE				LUMINAIRE				SCH	SMART STREET LIGHT NODES	W/O #'S	NOTES
	GRID #	BILLING GRID # (if different)	TAG #	TYPE	PREV LUM	ORIGINAL INSTALL DATE	NEW LUMINAIRE	ARM				
SL19	566717-155460		SLAE2436	WOOD	150W HPS CHFL	1984	71W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL20	569704-155458	569716-155456	SLAE2768	WOOD	150W HPS CHFL	1984	71W LED 3000K TYPE 2 CHFL - GRAY	12'	53	101129204 / 108120991		
SL21	569621-155456		SLAE2769	WOOD	150W HPS CHFL	1984	71W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL22	569614-155459		SLAE2435	WOOD	150W HPS CHFL	1984	71W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		REATTACH GRID NUMBERS.
SL23	569355-155460		SLAE2434	WOOD	100W HPS CHDL	1984	39W LED 3000K TYPE 2 CHFL - GRAY	6'	53	101129204 / 108120991		INSTALL GRID NUMBERS.
SL24	569343-155449		SLAE2431	WOOD	100W HPS CHDL	1984	39W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL25	569471-155456		SLAE2432	WOOD	150W HPS CHFL	1984	71W LED 3000K TYPE 2 CHFL - GRAY	4'	53	101129204 / 108120991		

101129204

Project Manager Contact Information:
Mike Hammons
425-765-1395 *Cell Phone*

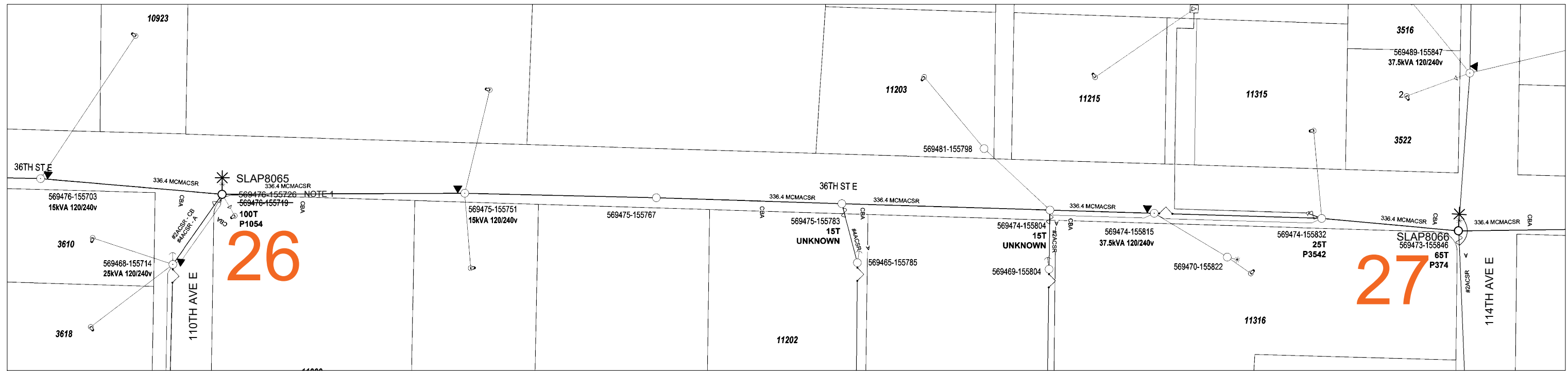
	Developer	Yes	Yes	PSE
"Locates Required"		No	No	
"Outages Required"		Yes	No	
"Flagging Required"		Yes	No	

For contacts below dial 1-888-CALL PSE (225-5773)

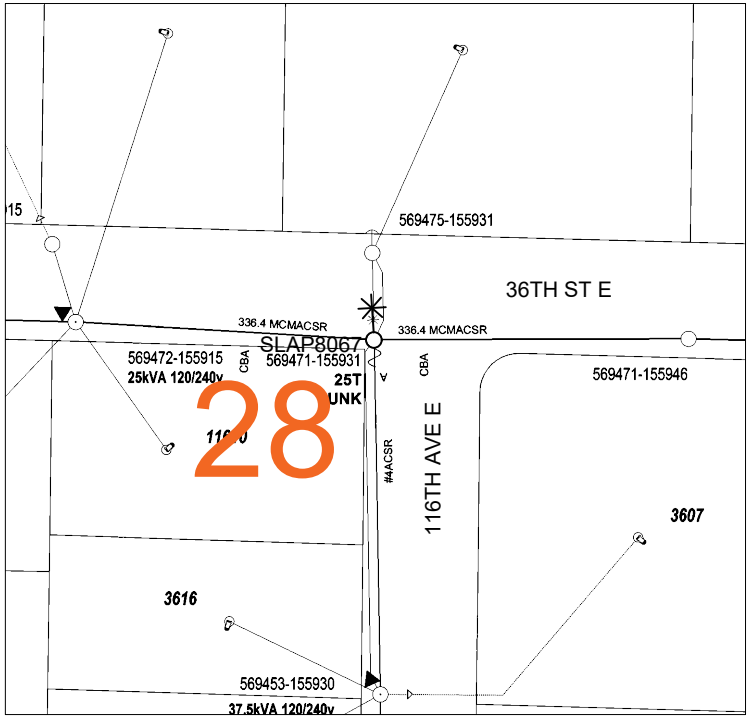
CALL (800) 424-5555

THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

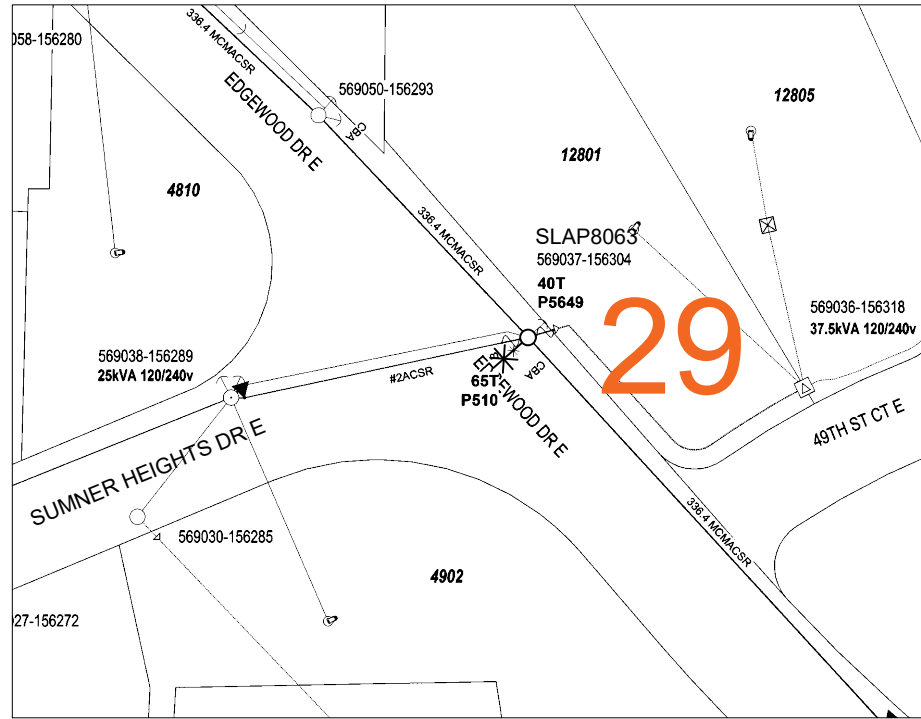
X		NEW BUSINESS				CORRECTIVE / 10 DAY WAIVED		REAL ESTATE/EASEMENT		PERMIT	
3								N/A			
2								FUNCTION		CONTACT	
1								ACCOUNT MGR		Lars Larson	
								ENGR - POWER		Christine Buffalo	
REV#		BY		DESCRIPTION				ENGR - GAS			
COUNTY		Emer Sect		Gas Wk Ctr		POWER Wk CTR		DRAWN BY		Christine Buffalo	
PIERCE						3515		CHECKED BY		<i>N Madona</i>	
1/4 SEC		OP MAP				PLAT MAP		APPROVED BY		8/25/21	
								FOREMAN #1			
U-MAP NO (POWER)		OH CKT MAP		UG CKT MAP		CIRCUIT NO		FOREMAN #2			
SEE COVER		SEE COVER		N/A		SEE COVER		MAPPING			
JOINT FACILITIES ARRANGEMENTS											
UTILITIES		N/A		N/A		N/A		N/A		N/A	
CONTACT		N/A		N/A		N/A		N/A		N/A	
PHONE#		N/A		N/A		N/A		N/A		N/A	
PSE PUGET SOUND ENERGY								TIB EDGEWOOD - SCH 53			
								UPGRADING SCH 53 LIGHTS TO LED			
								VARIOUS, EDGEWOOD, WA 98372			
								INCIDENT		MAOP	
								Gas Order		Elect Order	
								101129204			
								SCALE		PAGE	
								1"=100'		5 of 6	



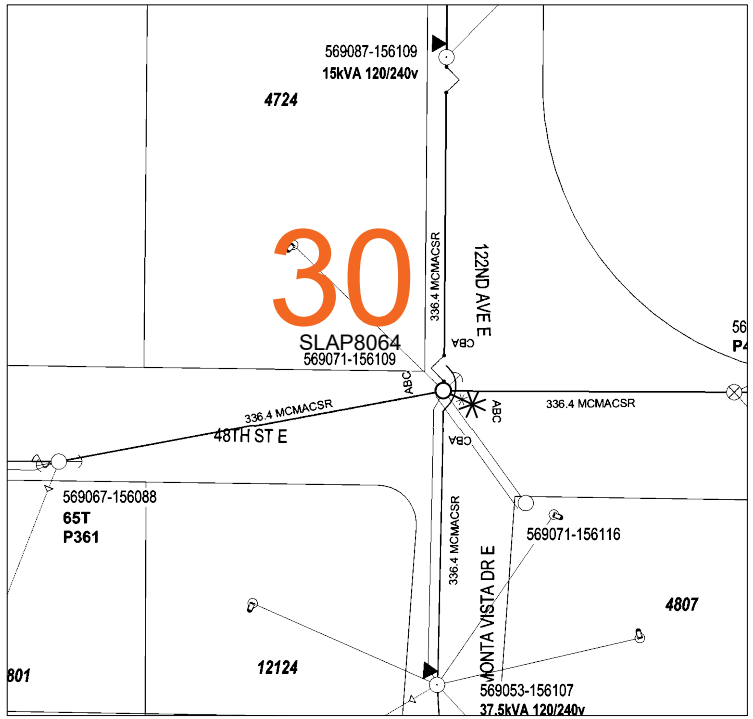
36th St E & 110th Ave E



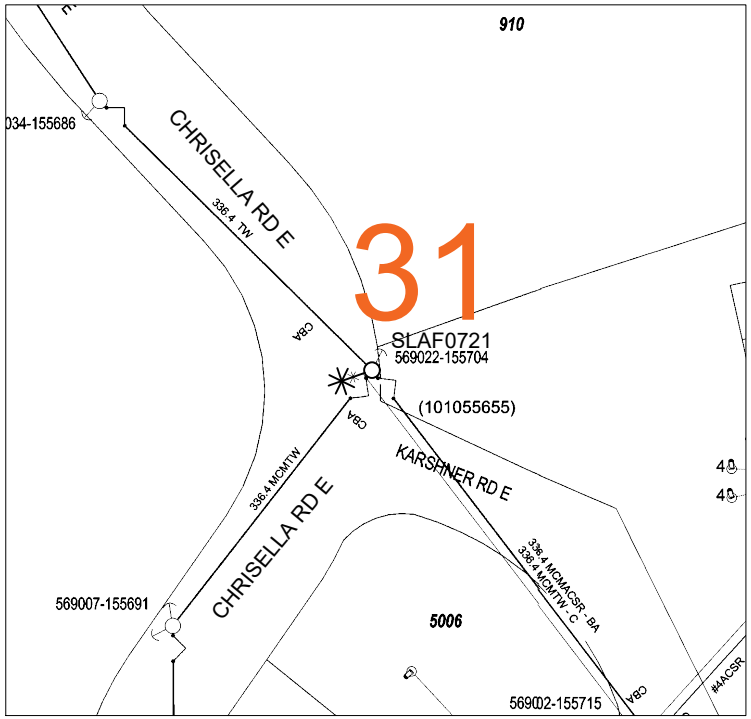
36th St E & 116th Ave E



Edgewood Dr E & Sumner Heights Dr E



48th St E & 122nd Ave E



Karschner Rd E & Chrisella Rd E

SITE #	POLE				LUMINAIRE				SCH	SMART STREET LIGHT NODES	W/O #'S	NOTES
	GRID #	BILLING GRID # (if different)	TAG #	TYPE	PREV LUM	ORIGINAL INSTALL DATE	NEW LUMINAIRE	ARM				
SL26	569476-1557126	569476-155719	SLAP8065	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL27	569473-155846		SLAP8066	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL28	569471-155931		SLAP8067	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL29	569037-156304		SLAP8063	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL30	569071-156109		SLAP8064	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL31	569022-155704		SLAF0721	WOOD	250W HPS CHFL	2003	111W LED 3000K TYPE 2 CHFL - GRAY	20'	53	101129204 / 108120991		

Project Manager Contact Information:
Mike Hammons
425-765-1395 Cell Phone

Developer

Yes

Yes

PSE

"Locates Required"

No

No

No

"Outages Required"

Yes

No

No

"Flagging Required"

Yes

No

No

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555

THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

X

NEW BUSINESS

CORRECTIVE / 10 DAY WAIVED

REAL ESTATE/EASEMENT

N/A

PERMIT

N/A

3

2

1

FUNCTION

ACCOUNT MGR

ENGR - POWER

CONTACT

Lars Larson

Christine Buffalow

PHONE NO

425-456-2701

425-324-1114

DATE

REV#

BY

DESCRIPTION

COUNTY

PIERCE

Emer Sect

Gas Wk Ctr

POWER WK CTR

3515

DRAWN BY

CHECKED BY

APPROVED BY

FOREMAN #1

Christine Buffalow

N Medina

1/22/21

8/25/21

1/4 SEC

OP MAP

PLAT MAP

APPROVED BY

FOREMAN #2

MAPPING

U-MAP NO (POWER)

SEE COVER

OH CKT MAP

SEE COVER

UG CKT MAP

N/A

CIRCUIT NO

SEE COVER

FOREMAN #2

MAPPING

JOINT FACILITIES ARRANGEMENTS

UTILITIES

N/A

N/A

N/A

N/A

CONTACT

N/A

N/A

N/A

N/A

PHONE#

N/A

N/A

N/A

N/A

PSE

PUGET SOUND ENERGY

TIB EDGEWOOD - SCH 53
UPGRADING SCH 53 LIGHTS TO LED
VARIOUS, EDGEWOOD, WA 98372

INCIDENT
Gas Order
SCALE
1"=100'

MAOP
Elect Order
PAGE
6 of 6

Volume II

Natural Environment

Land Use

Community Character

Housing

Transportation

Parks, Recreation & Open Space

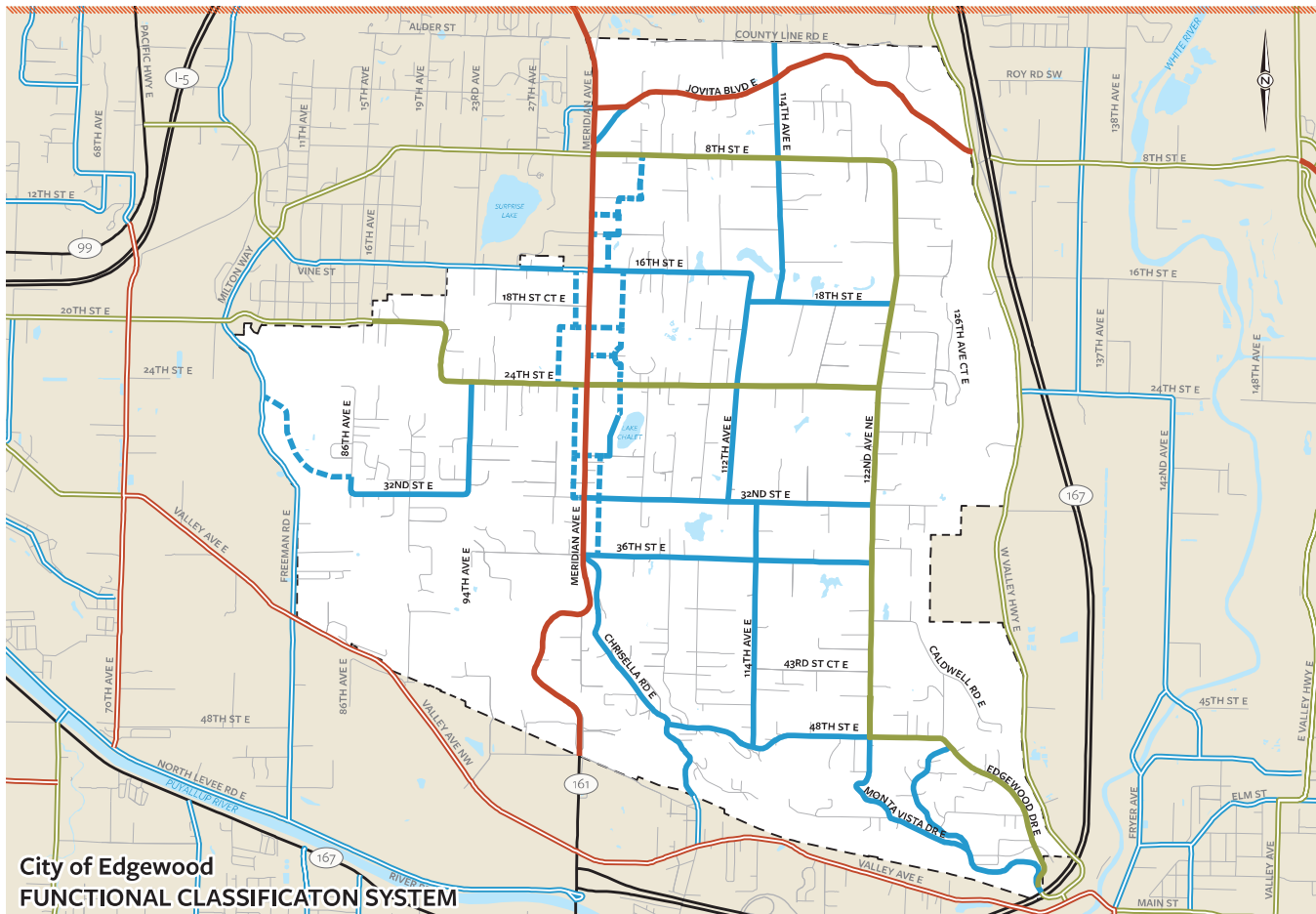
Utilities

Energy

Capital Facilities

130

Figure 9 Functional Classification System



City Arterials
 — Principal Arterial
 — Minor Arterial
 — Collector
 - - - Planned Collector

Other Agency Arterials
 — State Highways
 — Principal Arterial
 — Minor Arterial
 — Collector

- - - City Limits

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

Map created by 3 Square Blocks and Transpo, City Consultants
 February 2015



0 0.25 0.5
 miles





CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: October 11, 2021

Title: 2022 Work Plan

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Discussion:

This discussion item is intended to allow the Planning Commission to start preparing for setting their Work Plan for 2022. The list below is provided by city staff to outline potential topics.

Draft 2022 Work Plan- prepared by staff

1. Town Center (subarea plan)
2. Development and Public Works standards (streetlights, right-of-way improvements, streetscapes, etc.)
3. Sewer connection requirements
4. Tree preservation (city-wide goals, community forest management plan, etc.)
5. Various Edgewood Municipal Code (EMC) updates
6. **Public engagement and education*** (*moved from 2021 objectives list*)
7. **2024 City Comprehensive Plan update**
8. Public zoning
9. City-initiated Comprehensive Plan amendments
10. EMC Title 17: Planning and Development (form-based code)

Objectives

1. Promote diversity, equity, and inclusion in recommendations to City Council
2. Collaborate with the Economic Development Advisory Board (EDAB)
3. Collaborate with Parks and Recreation Advisory Board (PRAB)