



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

Monday, January 3, 2022, 6:00 p.m. • Virtual Zoom Meeting*
Meeting Link: (<https://zoom.us/j/92275379112>)

1. Call to Order

- a. Attendance *(by presence, not roll call)*
 - i. Position 1: Vacant
 - ii. Position 2: Andrew Wiesenfeld, Chair
 - iii. Position 3: Lora Butterfield
 - iv. Position 4: Deanna Clark
 - v. Position 5: Angel Swanson
 - vi. Position 6: Vacant
 - vii. Position 7: Jason Neil

2. Consent Agenda: *All matters listed under Item 2, Consent Agenda, are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*

- a. Agenda Approval or Modifications
- b. Approval of Meeting Minutes for November 1, 2021
- c. Review of Planning Commission Meeting Minutes for November
- d. Review of November Development Review Reports

3. Citizen Comment Period: *Reserved for the public to comment on items not on the agenda. The Board may invite additional public comment on agenda items noted for discussion later in the meeting.*

4. Old Business

- a. EDAB Training (approx. 30 minutes)
- b. Town Center
- c. Edgewood Business Map
- d. 2021 & 2022 Work Plan

5. New Business

- a. Vice Chair Appointment

6. Staff Comments

- a. February 15, 2022 Joint Meeting with City Council, Boards, and Commissions (no materials in meeting packet for this item)

7. Board Member Updates

- a. Board comments

8. Adjourn



**CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES**
Monday, December 6, 2021 at 6 p.m.
Meeting Held Virtually via Zoom: (<https://zoom.us/j/92275379112>)

1. **CALL TO ORDER:** Chair Wiesenfeld called the meeting to order at 6:10 p.m.
 - A. **Members Present:** Chair Wiesenfeld; Clark; Neil; and A. Swanson
 - B. **Commissioners Absent:** Vice Chair Kilmer; Butterfield
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteche, Planning Manager
Morgan Dorner, Senior Planner
 - D. **Others Present:** Mayor Eidinger
Councilmember Wise
Councilmember Tomin
2. **CONSENT AGENDA:**
 - A. **Agenda Approval**
 - B. **Approval of Meeting Minutes for December 6, 2021**
 - C. **Review of October Development Review Reports**
 - i. Wiesenfeld moved to approve, as presented.
 - ii. The Board voted 4-0 to approve the Consent Agenda.
3. **CITIZEN COMMENT PERIOD:**
 - A. None
4. **OLD BUSINESS**
 - A. EDAB Training Video (approx. 30 minutes)
 - i. Chair Wiesenfeld introduced this item and the Economic Development training video from Department of Commerce was played.
 - ii. Discussion ensued after the video regarding if EDAB would like to continue with these types of trainings which everyone agreed that it would be good to continue doing as a part of regular meetings. EDAB members discussed the content of the video and how it will help in future meetings and for long term planning. 30-minute trainings were recommended as an appropriate amount of time to dedicate to each training.
 - B. Town Center
 - i. Morgan Dorner, Senior Planner, provided a brief background and update regarding the status of Dept. of Commerce Transit Oriented Development Grant applied for by the City to cover the Town Center Subarea Plan. The City was not awarded this grant and is now re-evaluating the scope of work for the subarea plan. The City is looking to have the subarea plan out by the end of 2022.
 - ii. Swanson asked about any other additional grants the City could apply for to cover the Town Center Subarea Plan costs. Morgan Dorner stated that the City has looked into other opportunities, but have not yet found other grants available.

- iii. Darren Groth, CED Director, provided a status update and brief background of the Town Center Subarea Plan, why it is necessary, and what EDAB's role in that planning effort will be.
 - iv. Discussion ensued
- C. Edgewood Business Map
- i. Chair Wiesenfeld introduced this item and provided a brief background.
 - ii. Morgan Dörner provided a brief update regarding a City of Edgewood Businesses Map and making it available on the City's website.
 - iii. Discussion ensued. Clark suggested making the link more visible on the main City webpage. Darren Groth responded to some of the technicalities of the webpage and what can be on the webpage.
- D. 2021 & 2022 Work Plan
- i. Darren Groth introduced this item and provided a brief background. Additional explanation of the process and timeline for these work plans was provided.
 - ii. Discussion ensued.
 - iii. Chair Wiesenfeld discussed developing an "Asset Map" as discussed in the EDAB Training video from the beginning of the meeting. Discussion ensued and Darren Groth stated that we could modify Work Plan Item #4 "Develop a SWOT Analysis" to address this.
 - iv. Chair Wiesenfeld stated that EDAB's "homework" for next EDAB meeting would be taking a look at the 2021 Work Plan and be prepared to discuss, make any amendments, and finalize to present to City Council the following month.
6. **NEW BUSINESS:**
- A. February 15, 2022 Joint Meeting with City Council, Boards, and Commissions (no materials in meeting packet for this item)
- i. Chair Wiesenfeld briefly mentioned this item and asked if others will be able to attend.
7. **STAFF COMMENTS:**
- A. None
8. **BOARD COMMENTS:**
- A. None
9. **BOARD MEMBER UPDATES:**
- A. None
10. **ADJOURN:** Chair Wiesenfeld adjourned the meeting at 7:16 p.m.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, December 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 6:00 PM
 - A. Commissioners Present:** Overfield; Guillory; Greene; Wagner; Pincas; Ramirez; Slate (6:01)
 - B. Commissioners Absent:** None
 - C. Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteche, Planning Manager
Evan Hietpas, Associate Planner
 - D. Others Present:** Mayor Eidinger
Councilmember Tomyn
Councilmember Wise
- 2. CONSENT AGENDA:** Greene moved to APPROVE as presented, Pincas seconded. Commission voted 6-0 to approve the Consent Agenda.
- 3. CITIZEN COMMENTS:** None
- 4. PUBLIC HEARINGS:** None
- 5. ACTION ITEMS:** None
- 6. DISCUSSION ITEMS:**
 - A. Old Business:**
 - i. Town Center (TC)**
 - Hietpas opened the discussion on the Town Center Subarea Plan, focusing on public outreach and the first community workshop scheduled for January 27th.
 - Staff and the Commission discussed how to facilitate a meaningful workshop, and will continue the discussion at their January 10th meeting.
 - Discussion between the Commission and staff ensued.
 - ii. Wireless Code Ordinance**
 - Arteche opened the discussion by presenting the proposed changes to the Edgewood Municipal Code.
 - Staff and the Commission discussed the proposed changes. A public hearing will be held on Monday January 10, 2022 with Planning Commission action to follow.
 - iii. City-initiated Comprehensive Plan Amendments**
 - Hietpas provided an opportunity for Commissioners to discuss City-initiated Comprehensive Plan amendment applications, but no recommendations were made.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

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

iv. 2022 Work Plan

- Hietpas presented the proposed 2022 Work Plan and announced the joint meeting date with City Council on Tuesday February 15th to finalize the Work Plan.

v. 2021 Work Plan

- Hietpas provided updates on a few 2021 Work Plan items: street light standards, development and public works standards, and sewer connection requirements.

B. New Business:

i. Noise Ordinance

- Groth opened the discussion by presenting the proposed changes to the Edgewood Municipal Code.
- Staff and the Commission discussed the impacts that the proposed code changes will have on businesses in Town Center and along the Meridian Corridor, residents in single family neighborhoods, and the enforcement of noise pollution in Edgewood.
- The Commission expressed interest in evaluating the code changes one year after they go into effect to assess any impacts that they have had.
- A public hearing will be held on Monday January 10, 2022 with Planning Commission action to follow.

ii. GIS Map Code Updates

- Hietpas opened the discussion by presenting the proposed changes to the Edgewood Municipal Code.
- Staff and the Commission discussed the proposed changes. A public hearing will be held on Monday January 10, 2022 with Planning Commission action to follow.

7. STAFF COMMENTS: None

8. COMMISSIONER COMMENTS:

- A. Commissioner Ramirez commented on the availability of crime data in Edgewood.
- B. Commissioner Pincas asked for an update on the new Edgewood Community Park.

9. ADJOURN: Chair Overfield adjourned meeting at 7:34 PM.

Pending Projects - Planning and Engineering Permits

35 Permits

Exported: 12/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1407	SMITH AND SONS GC BLA	2027 106TH AVE E	420102116	PLANNING	BLA	UNDER REVIEW	09/04/2021	11/29/2021
21-1487	HAMILTON BOUNDARY LINE ADJUSTMENT (BLA)	4926 MONTA VISTA DR E	3315000150	PLANNING	BLA	UNDER REVIEW	10/08/2021	11/29/2021
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	11/03/2021
21-1489	MJORUD CLEAR AND GRADE	XXX 32ND ST E	5492800080	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	10/12/2021	11/01/2021
CODE UPDATES AND CHANGES								
21-1402	BRIDGE POINT REZONE APPLICATION	9317 44TH STREET CT E	420163075	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	09/02/2021	11/09/2021
21-1574	ENVIRONMENTAL NOISE ORDINANCE			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/30/2021	11/30/2021
CONDITIONAL USE PERMIT (CUP)								
21-1275	VIEW POINTE RV CUP	10315 12TH STREET CT E	420037059	PLANNING	CONDITIONAL USE PERMIT (CUP)	WAITING ON REVISIONS	06/15/2021	10/21/2021
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	11/29/2021
PRE APP								
21-1385	MERIDIAN AUTO DEALERSHIP PRE-APPLICATION	1009 MERIDIAN AVE E	420033140	PLANNING	PRE APP	INCOMPLETE	08/19/2021	11/30/2021
21-1562	VAN BAO MIXED USE PRE-APPLICATION	10014 24TH ST E	420094115	PLANNING	PRE APP	APPLICATION	11/22/2021	11/30/2021
21-1567	FRANTSEVICH SHORT PLAT PRE-APPLICATION	11315 18TH ST E	420105009	PLANNING	PRE APP	APPLICATION	11/23/2021	12/01/2021
ROAD DEVIATION REQUEST								
21-1561	SMITH SHORT PLAT ROAD DEVIATION REQUEST	2506 117TH AVE E	420108013	PUBLIC WORKS	ROAD DEVIATION REQUEST	UNDER REVIEW	11/22/2021	11/22/2021
SHORT PLAT - FINAL								
21-1485	GERVAIS SHORT PLAT FINAL PLAT	1607 112TH AVE E	9770000020	PLANNING	SHORT PLAT - FINAL	UNDER REVIEW	10/06/2021	12/01/2021
SHORT PLAT - PRELIMINARY								
20-1533	CONNOLLY SHORT PLAT PRELIMINARY SHORT PLAT	1711 122ND AV E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	10/26/2020	11/23/2021
SITE DEVELOPMENT								
17-1527	NORTHWOOD ESTATES WEST PHASE II SITE DEVELOPMENT	9609 24TH ST E	420091136	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/05/2017	11/15/2021
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/16/2019	11/23/2021
20-1131	WAGNER SHORT PLAT SITE DEVELOPMENT	11226 18TH ST E	9770000069	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	03/18/2020	07/15/2021
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	09/17/2021
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	10/18/2021
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

Pending Projects - Planning and Engineering Permits

35 Permits

Exported: 12/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	10/21/2021
21-1515	RUSEV SITE DEVELOPMENT	11516 8TH ST E	420038004	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/01/2021	11/23/2021
21-1560	BREYER SHORT PLAT SITE DEVELOPMENT	2110 TO 2114 95TH AVENUE CT E	420095023	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/22/2021	11/30/2021
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	11/03/2021
21-1320	VIBE SALON SITE PLAN REVIEW	10124 18TH STREET CT E	3630000090	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/12/2021	09/01/2021
21-1348	TAPPS APARTMENTS SITE PLAN REVIEW	XXX 29TH ST E	3625000372	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/29/2021	11/18/2021
21-1403	BRIDGE POINT SITE PLAN APPLICATION	9321 44TH STREET CT E	420163000	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	09/02/2021	10/19/2021
21-1497	EDGEWOOD HEIGHTS PHASE II SUB-PHASING SITE PLAN	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	10/20/2021	11/24/2021
SUBDIVISION - FINAL								
21-1389	PHILLIPS RIDGE SUBDIVISION FINAL PLAT	XXX 86TH AVENUE CT E	420081040	PLANNING	SUBDIVISION - FINAL	INCOMPLETE	08/25/2021	11/29/2021
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	06/17/2021	11/30/2021
SURFACE WATER								
21-1328	MANZA SIMPLE PAVING PERMIT	1019 114TH AVE E	420038030	ENGINEERING	SURFACE WATER	WAITING ON REVISIONS	07/19/2021	10/07/2021
TRAFFIC CONCURRENCY								
21-1167	29TH ST APARTMENTS TRAFFIC CONCURRENCY	XXX 29TH ST E	3625000372	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/07/2021	11/29/2021
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

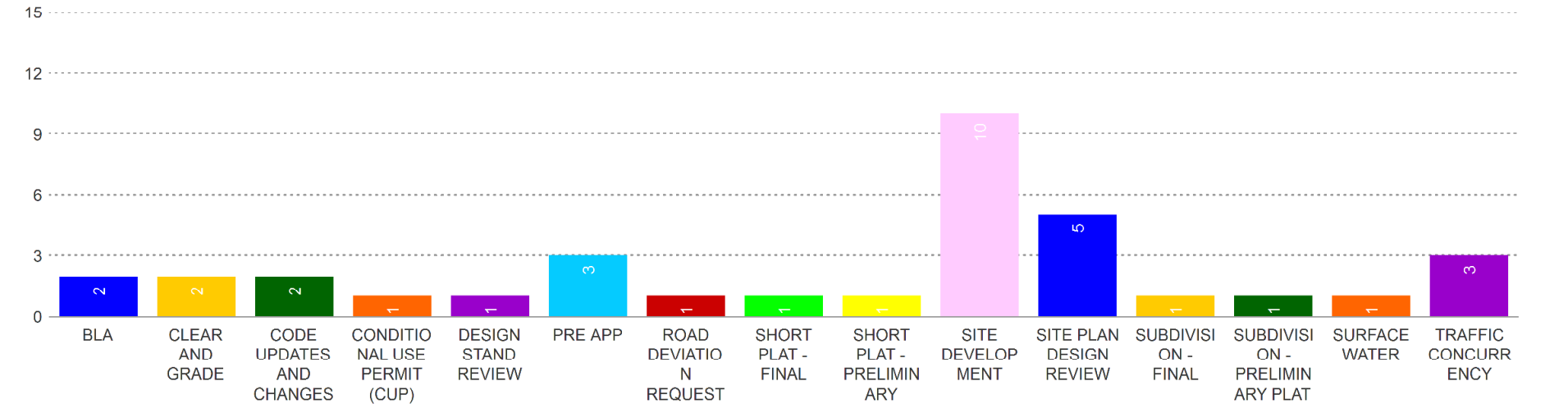
Pending Projects - Planning and Engineering Permits

35 Permits

Exported: 12/01/2021

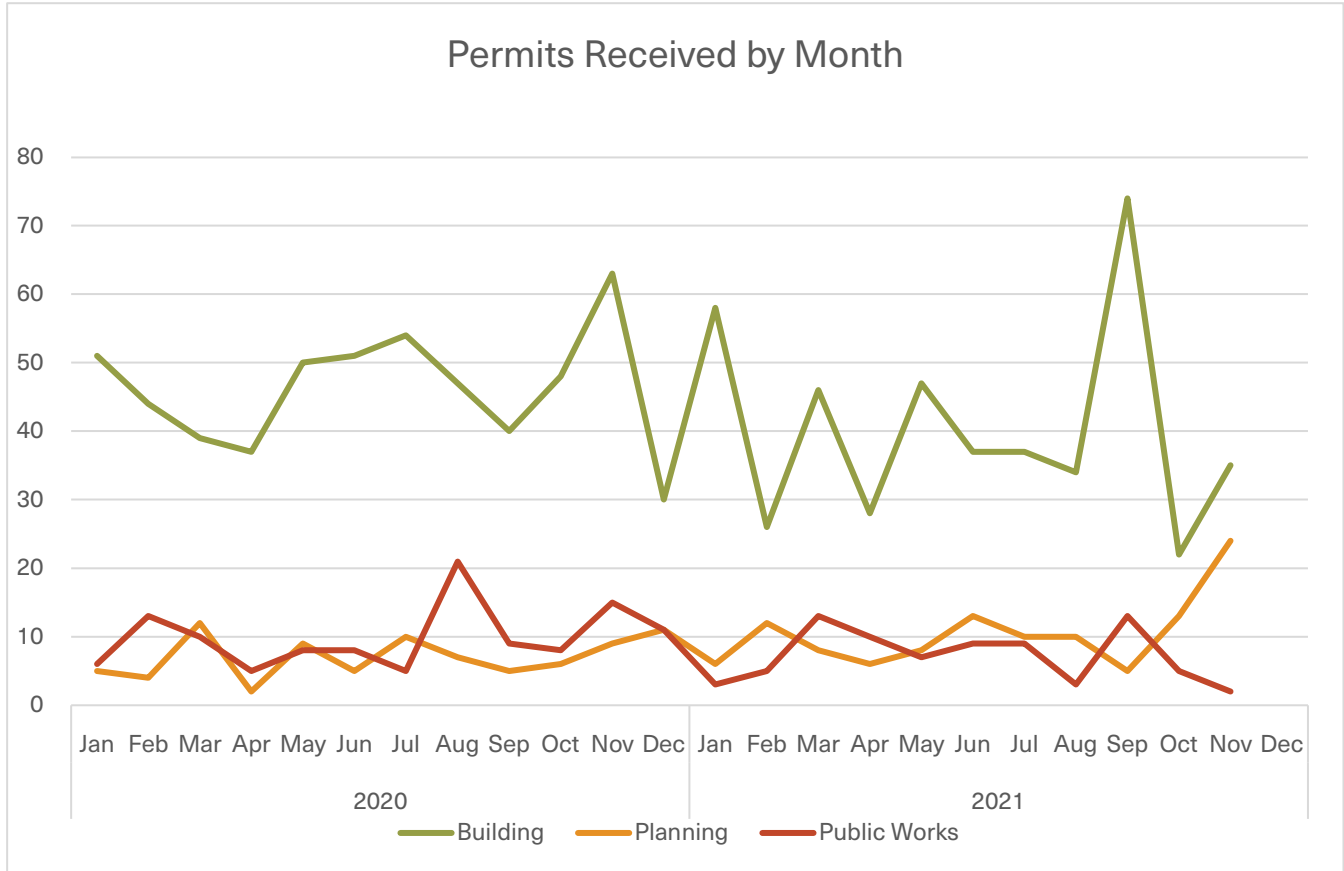
Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
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Permits by Type



Nov 2021

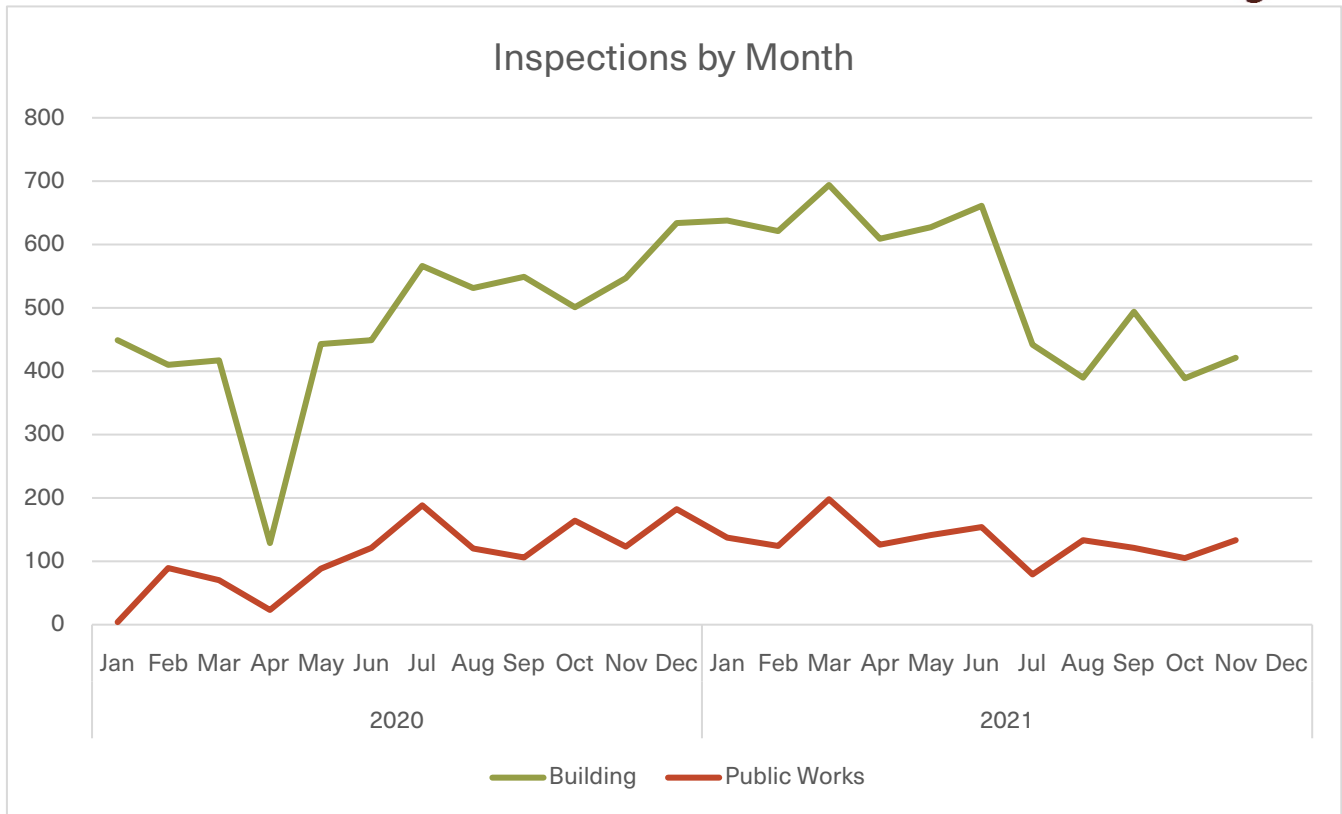
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Nov 2021	35	24	24	1	2	11
Nov 2020	63	30	9	2	15	2
Average 2021	40	36	10	3	7	7
Average 2020	48	34	7	3	10	8
YTD 2021	444	397	115	31	79	78
YTD 2020	524	371	74	33	108	84
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2021	Sep	74	Nov	24	Mar	13
Highest Month 2020	Nov	63	Mar	12	Aug	21

Nov 2021

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Nov 2021	421		133	
Nov 2020	547		123	
Average 2021	544		132	
Average 2020	469		107	
YTD 2021	5986		1451	
YTD 2020	4991		1096	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2021	Mar	694	Mar	198
Highest Month 2020	Dec	634	Jul	188

Plat Construction Tracking Report- October 2021

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPLICATION		APPLICATION				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021	APPLICATION				
2020	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED	2/8/2021	FINALED	APPROVED	3	1	33%
	CONNOLY SHORT PLAT	1711 122ND AV E	3	APPLICATION						
	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A				
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	ISSUED	APPLICATION			
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
2019	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED	10/5/2021					
	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6		
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	APPLICATION				
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	10/23/2019	ISSUED	APPLICATION			
	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	6/21/2019	N/A	APPROVED	4	1	25%
2018	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED				
	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	3/1/2019	FINALED	APPROVED	2	1	50%
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	12/26/2018	FINALED	APPROVED	4	2	50%
	MICKELSON SUBDIVISION	2804 90TH AV E	10	APPROVED	8/25/2020	APPLICATION				
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	1	25%
2017	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6		
	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	8/15/2018	FINALED	APPROVED	18	7	38%
2016	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	12/14/2017	FINALED	APPROVED	67	61	91%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPLICATION			
	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	10/24/2017	APPLICATION				
2015	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	4	21%
	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	22	58%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14		
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
2014	MAPLE GROVE SUBDIVISION	2613 87TH AVE CT E	8	APPROVED	9/13/2016	FINALED	APPROVED	8	8	100%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	2	22%
2013	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	264	93%



**CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM**

Date: January 3, 2022

Title: EDAB Training

Attachments: None (see link below)

Submitted By: Morgan Dorner, Senior Planner

Discussion:

At the last EDAB meeting, staff wanted to see if EDAB members had interest in taking [WA Department of Commerce Short Courses](#) which include the following staff recommended trainings: “Local Planning 1-4” and “Economic Development 1-4”.

This December EDAB meeting will start with a 30-minute video from Department of Commerce which covers the first half of a legal primer on Planning and Economic Development:
[A Short Course on Local Planning: Legal Primer on Planning and Development in Washington State](#)

The second half of this video will be played at the following EDAB meeting.



CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

Date: January 3, 2022

Title: Town Center

Attachments: None

Submitted By: Morgan Dorner, Senior Planner

Introduction:

Town Center is defined as the “Heart of Edgewood” in the City’s Comprehensive Plan and is intended to be the densest area of the city. Mixed-use development is encouraged, meaning that commercial and residential development should be built together. Town Center seeks to promote development that will serve the entire community.

Background:

December 14, 2020- March 8, 2021: Key discussion points from these meetings 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

April 12, 2021: Planning Commission recommended three actions to City Council.

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

September 13, 2021: Planning Commission determined the geographic boundary of the Town Center Subarea Plan (attachment 3). The boundary is limited to properties with TC zoning designation and is consistent with Pierce County’s Center of Local Importance (COLI) designation.

October 11, 2021: City staff presented youth engagement efforts during the Edgewood Experience program. Additionally, City staff announced that the boundary set at the September 13th meeting would be used to apply for the WA State Dept. of Commerce’s Transit Oriented Development Implementation (TODI) Grant. It is worth noting that Edgewood was not selected for the grant and staff is evaluating any potential impacts this may have on the subarea planning process.

November 8, 2021: Planning Commission and staff held discussion on historic TC planning efforts and the proposed Town Center Subarea Planning schedule, focusing on the public involvement process.

Discussion:

Town Center Subarea Plan Webpage

Staff has created a project page on the City's website for the Town Center Subarea Plan, found online here <https://www.cityofedgewood.org/317/Town-Center-Subarea-Plan>. At this meeting, staff will present the new webpage and discuss how they envision using it to keep the public involved in the Subarea Planning process. The webpage has been promoted in the [Edgewood Community Magazine](#), published on Wednesday December 8, 2021, on page nine (9) in an article written by Associate Planner Evan Hietpas.

Town Center Subarea Plan Community Workshop

Additionally, the city is organizing a Community Workshop to be held virtually on Thursday January 27, 2022. This workshop will be the first in a series of three (3). At the workshop, staff will inform the public about the Town Center Subarea Plan by focusing on the topics below:

- City's Legislative Process (Planning Commission, EDAB, PRAB)
- Comprehensive Planning Basics
- Town Center Vision - "Heart of Edgewood"
- Public Involvement Process (PIP) – resources, schedule, and expectations



**CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM**

Date: January 3, 2022

Title: Edgewood Business Map

Attachments: None (see links below)

Submitted By: Morgan Dorner, Senior Planner

Discussion:

Staff update on progress on Edgewood Businesses Map. Staff is currently working internally to confirm the placement of the map link on the City's website and if certain features discussed at the last EDAB meeting are possible. As of now, this is still just a tool for EDAB to help with discussion.

Business Layer (run off Google Maps):

<https://www.google.com/maps/d/edit?mid=13TdmiWt59wC7EBvgOUepEJLsxxnxIo5e&ll=47.23019901399063%2C-122.28584079999999&z=13>

City's GIS Map:

<https://edgewood-wa.maps.arcgis.com/apps/webappviewer/index.html?id=33c7da15a7ed43f28ea4f34cfc14e4cf>



**CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM**

Date: January 3, 2022

Title: 2021 & 2022 Work Plan

Attachments: 2021 Work Plan

Submitted By: Morgan Dorner, Senior Planner

Discussion:

On February 1, 2021, the EDAB members agree to present their finalized draft plan to City Council during their joint Study Session meeting on February 16, 2021.

On February 23, 2021, City Council voted 7-0 to adopt and set EDAB's 2021 Work Plan as presented in Exhibit 1. This agenda item is a standing item to allow EDAB members to discuss the work plan throughout the year.

The 2022 Work Plan discussion item is intended to allow the EDAB to start preparing for setting next year's work plan.

Recommendation:

Review and discuss the 2021 & 2022 Work Plan, what items should remain on the work plan and any new items to add for next year.

Draft 2022 Work Plan- prepared by staff:

1. Edgewood Marketplace a. Finalize recruitment
 - a. Create directory
 - b. Develop a governing structure
 - c. Partner with PRAB and/or Friends of the Park regarding 2022 event
2. Business [garden] tour a. Ticketed event(s)
 - a. Proceeds serve as a business fundraiser
 - b. Different deliverable at each stop (germane to the specific Edgewood business)
 - c. Annual/Semi-Annual/Quarterly event that rotates businesses
3. Create, distribute, and analyze a restaurant or other preferred business survey a. Optional methods of distribution include: Survey Monkey, publishing in the local paper; copies at Chamber of Commerce; a new webpage on the City's website; or a separate website or landing page.
 - a. Seek [anecdotal] information to give to a targeted restaurant or eatery, e.g., "Our recent survey showed that 72% of the respondents wanted XYZ Café in Edgewood."
 - b. End result may be a press release or new marketing materials.
4. Develop a SWOT Analysis a. Schedule economic development workshops, at least two
 - i. *1st workshop – ask for input from stakeholders*

- ii. *2nd workshop, at least a month later so the analyses can be completed – present the findings.*
 - b. Use SWOT Analysis to develop strategic plan, and SWOT findings to be used in business attraction.
 - c. Edgewood Business Map on City website for residents to find local businesses
- 5. Serve as Business Retention Ambassadors
 - a. Visit existing businesses and conduct a survey or see if they will provide testimonials, i.e., what is it like doing business in Edgewood.
 - b. Determine if they are looking to expand – if so, can you find another place for them in Edgewood?
 - c. If they may be looking to leave – find out why and see what can be done to keep them in Edgewood.
- 6. Promote Diversity, Equity, and Inclusion in recommendations to City Council
- 7. Collaborate with the Planning Commission
- 8. Increase Public Engagement Efforts
- 9. Town Center
 - a. Provide insight and recommendations for the Economic Development component of the Town Center Subarea Plan



CITY OF EDGEWOOD ECONOMIC DEVELOPMENT ADVISORY BOARD 2021 WORK PLAN

2021 Work Plan Items

1. Edgewood Marketplace

- a. Finalize recruitment
- b. Create directory
- c. Develop a governing structure
- d. Partner with PRAB and/or Friends of the Park regarding 2022 event

2. Business [garden] tour

- a. Ticketed event(s)
- b. Proceeds serve as a business fundraiser
- c. Different deliverable at each stop (germane to the specific Edgewood business)
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5. Serve as Business Retention Ambassadors

- a. Visit existing businesses and conduct a survey or see if they will provide testimonials, i.e., what is it like doing business in Edgewood.
- b. Determine if they are looking to expand – if so, can you find another place for them in Edgewood?
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6. Promote Diversity, Equity, and Inclusion in recommendations to City Council

7. Collaborate with the Planning Commission

8. Increase Public Engagement Efforts