



CITY OF EDGEWOOD PLANNING COMMISSION MEETING AGENDA

Monday, June 10, 2024 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

Virtual Meeting Via Zoom
Zoom Meeting ID: 970 6596 9184

1. CALL TO ORDER

- a. Pledge of Allegiance
- b. Roll Call

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. Review Planning Commission meeting minutes from May 13, 2024

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. ACTION ITEMS

- a. SB 5290 Interim Ordinance Recommendation

5. DISCUSSION ITEMS

- a. 2024 Comp Plan Periodic Update - Draft Chapter Review
- b. Middle Housing
- c. 2024 Work Plan

6. STAFF COMMENTS

7. COMMISSIONER UPDATES

8. ADJOURN

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253) 952.3299, 24 hours in advance.



CITY OF EDGEWOOD PLANNING COMMISSION MEETING AGENDA SUMMARY

Monday, May 13, 2024 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

JoAnn Overfield called the meeting to order at 6pm and led attendees in the Pledge of Allegiance.

Present: JoAnn Overfield, Tom Green, Carly Guillory, Allison Pincas, Jan Furey, Carly Lenoir
Excused: Sarah Wagner **Staff Members Present:** Public Works Director Metzler

2 CONSENT AGENDA:

- a. Agenda Approval or Modifications
- b. Review Planning Commission meeting minutes from April 8, 2024
Motion: to approve the agenda as amended, changing the adjourning time from 6:02pm to 7:02pm **Action:** Approve, **Moved by:** Jan Furey **Seconded by:** Allison Pincas
Motion Passed 6-0

3 CITIZEN COMMENT PERIOD

There were no citizen comments.

4 DISCUSSION ITEMS

- a. 2024 Comprehensive Plan Periodic Update
Public Works Director Metzler gave a brief update on the Transportation and Economic Development Open Houses held in April. Discussion then ensued between board members and staff on the topics discussed at the events.
- b. SB 5290 Update
Board members discussed the idea of recommending the council extend Ordinance 23-0647 through the end of 2024 to allow staff more time to complete the work, including additional updates.
- c. Middle Housing Ordinance
Public Works Director Metzler shared the background of this agenda item asking for board member feedback on the attached draft material in order to provide it to the Department of Commerce by their June 15, 2024, deadline.
- d. 2024 Work Plan
Board members briefly reviewed this standing agenda item.

5 STAFF COMMENTS

Public Works Director Metzler gave an overview of recent staffing changes within the city.

6 COMMISSIONER UPDATE

There were no commissioner updates.

7 ADJOURN

JoAnn Overfield adjourned the meeting at 6:27pm.



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: June 10, 2024

Title: Senate Bill 5290 Interim Ordinance Extension

Attachments: Ordinance 23-0647
Draft Planning Commission Recommendation

Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

In the 2023 Regular Session, the 68th Legislature unanimously passed Second Substitute Senate Bill 5290 (SB 5290), which made various amendments to Revised Code of Washington (RCW) Chapter 36.70B, Local Project Review. This state law is intended to ensure predictability and consistency in the local permit review process. Certain amendments in this law became effective on July 23, 2023. In order to ensure the best customer service possible, an emergency interim ordinance was passed by City Council on July 25, 2023 (Ordinance 23-0647, attached) to address the following sections of SB 5290:

- Section 1: Clarifying when a site plan may be required for internal improvements;
- Section 5: Updating the definition of project permit; and
- Section 6: Clarifying the procedure for determining whether an application is "complete" for the purposes of review.

The "emergency" portion of the ordinance allowed it to take effect immediately upon adoption. The City held the required a public hearing on August 8, 2023, and no further action was taken. The "interim" portion set a one (1) year deadline for completing any work on permanent regulations. This time period can be extended if necessary.

SB 5290 includes additional requirements, including significant updates to permit processing timelines, mandatory reporting, and various incentives and penalties for failing to process permits in a timely manner. These updates are due by January 1, 2025.

Current Discussion:

As adopted, the ordinance set a work plan to complete this work within six (6) months (see Section 7).

However, this work has yet to be completed and the one (1) year deadline is quickly approaching.

Following discussion with the Planning Commission at the May 13, 2024 meeting, staff has prepared the attached recommendation to the City Council for the Planning Commission to consider.

Staff Recommendation:

Move to adopt the attached recommendation to the City Council, requesting they extend Ordinance 23-0647 through the end of 2024, thereby allowing staff and the Planning Commission to complete the work plan originally described in the emergency interim ordinance, including the additional updates needed to address the remaining requirements contained in SB 5290.

ORDINANCE NO. 23-0647

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, ADOPTING AN EMERGENCY INTERIM ZONING CONTROL ORDINANCE TO AMEND TITLE 18 OF THE EDGEWOOD MUNICIPAL CODE IN ACCORDANCE WITH AMENDMENTS TO STATE LAW ADOPTED IN 2023 IN SECOND SUBSTITUTE SENATE BILL 5290 FOR A PERIOD OF ONE YEAR; ESTABLISHING A DATE FOR A PUBLIC HEARING; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING THAT THE INTERIM REGULATIONS WILL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

WHEREAS, the adoption of land use and zoning regulations is a valid exercise of the City's police power and is specifically authorized by Revised Code of Washington (RCW) 35A.63.100; and

WHEREAS, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt interim development regulations; and

WHEREAS, local project review processes are governed by Chapter 36.70B RCW; and

WHEREAS, Second Substitute Senate Bill 5290 (SB 5290) concerning consolidating local permit review processes was passed into law during the 2023-2024 legislative session, which amends Chapter 36.70B RCW to set new requirements for the processing of project permit application; and

WHEREAS, SB 5290 becomes effective on July 23, 2023, with the exception of Section 7, which is not effective until January 1, 2025; and

WHEREAS, the City must amend portions of the development code in Title 18 of the Edgewood Municipal Code (EMC) by July 23, 2023, to comply with SB 5290; and

WHEREAS, the City will be undertaking the periodic update of its Comprehensive Plan in 2024, and as part of this update will also be reviewing its land use permitting and procedures outlined in Title 18 EMC; and

WHEREAS, the City Council has determined that to comply with SB 5290 and thoroughly analyze permanent regulations, interim development regulations adopted under the provisions of RCW 36.70A.390 are necessary to allow adequate time for the City to adopt permanent development regulations in compliance with SB 5290; and

WHEREAS, the City is authorized under RCW 35A.63.220 and 36.70A.390 to pass an interim zoning and official control ordinance for up to one (1) year if a work plan is developed for related studies providing for such a longer period; and

WHEREAS, City Staff have developed a work plan for related studies for compliance with SB 5290 and such work plan is specified below; and

WHEREAS, RCW 36.70A.390 authorizes the City Council to adopt an interim zoning control ordinance for one (1) or more six (6) month periods without first holding a public hearing on the proposed interim zoning control ordinance so long as a public hearing is held within at least 60 days after its adoption; and

WHEREAS, the City Council has scheduled a public hearing regarding the adopted interim zoning ordinance on August 8, 2023; and

WHEREAS, the deadline in SB 5290 for cities to adopt compliant development regulations cause an emergency which necessitates that this ordinance become effective immediately in order to preserve the public health, safety, and welfare and also requires action prior to the preparation of a State Environmental Protection Act (SEPA) threshold determination pursuant to WAC 197-11-880; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meeting of July 25, 2023;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings Adopted. The “Whereas Clauses” set forth in the recitals of this Ordinance are hereby adopted as the findings and conclusions of the City Council for passing this Ordinance.

Section 2. EMC 18.20.190, Amended. EMC Section 18.20.190, P definitions, is hereby amended as shown in Exhibit A attached and incorporated by this reference.

Section 3. EMC 18.40.150, Amended. EMC Section 18.40.150, Determination of completeness (RCW 36.70B.070), is hereby amended as shown in Exhibit A attached and incorporated by this reference.

Section 4. EMC 18.95.020, Amended. EMC Section 18.95.020, Applicability, is hereby amended as shown in Exhibit A attached and incorporated by this reference.

Section 5. Duration of Interim Zoning Controls. The interim zoning and official controls approved by this Ordinance shall be effective immediately upon passage of this ordinance and continue in effect for a period of one (1) year, commencing on July 25, 2023, and ending on July

24, 2024, unless extended or modified by City Council or unless a final ordinance is adopted amending the Edgewood Municipal Code before July 24, 2024.

Section 6. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council shall hold a public hearing to accept public testimony on this interim ordinance within sixty (60) days of its adoption. The Council shall hold this hearing at Edgewood City Hall on August 8, 2023, at 7:00 pm or as soon thereafter. After the public hearing, the City Council may adopt additional legislative findings in support of this Ordinance and/or otherwise modify the provisions of this Ordinance.

Section 7. Adoption of Work Plan. Within the next six (6) months following the passage of this Ordinance, the Edgewood Planning Commission is hereby directed to review the permanent regulations and to make a recommendation on whether said regulations, or some modification thereof, should be permanently adopted. The Edgewood Planning Commission is directed to complete its review, to conduct such public hearings as may be necessary or desirable, and to forward its recommendation to City Council.

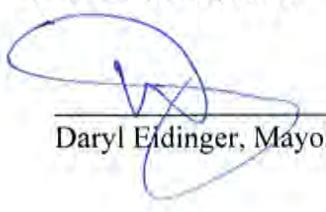
Pursuant to RCW 36.70A.106, the Director of the Community & Economic Development Department is hereby directed to transmit this ordinance to the Washington State Department of Commerce for review, as may be required or desired.

Section 8. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers for the purposes of codification, and any other references thereto.

Section 9. Severability. If any section, sentence, clause, or phrase of this Ordinance or any municipal code section amended hereby should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance or the amended municipal code section.

Section 10. Effective Date. The City Council hereby finds and declares that the deadlines in SB 5290 for cities to adopt compliant development regulations cause an emergency which necessitates that this ordinance become effective immediately in order to preserve the public health, safety, and welfare. This ordinance shall become effective immediately upon passage by at least a majority plus one member of the City Council. The City Clerk is directed to publish a summary of this ordinance at the earliest possible publication date.

ADOPTED THIS 25TH DAY OF JULY, 2023.


Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel

Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:

Ann Marie Soto

Ann Marie Soto, City Attorney

Published: July 27, 2023

Effective Date: July 25, 2023

Exhibit A

18.20.190 P definitions.

“Project permit” means any land use or environmental permit or license required from the city of Edgewood for a project action, including but not limited to ~~building permits~~, site development permits, fill and grade permits, subdivisions, binding site plans, planned unit developments, conditional uses, site plan(s), shoreline substantial development permits, development plan review, site specific rezones ~~authorized by the comprehensive plan which do not require a comprehensive plan amendment~~; but excluding adoption or amendment of ~~the a~~ comprehensive plan, ~~subarea plan or and~~ development regulations, ~~zoning of newly annexed land, area-wide rezones, and zoning map amendments~~ except as otherwise specifically included in this subsection.

18.40.150 Determination of completeness (RCW [36.70B.070](#)).

A. For the purposes of this title, a complete application is one that contains all required information, supporting documentation, and signatures ~~as outlined on the project permit application~~, and which is accompanied by payment of any and all fees as required by the community development department.

1. Time Limitations.

- a. Calculation of Time Periods for Issuance of Notice of Final Decision. In determining the number of calendar days that have elapsed after the city has notified the applicant that the application is complete for purposes of calculating the time for issuance of the notice of decision, the following periods shall be excluded:
 - i. Any period during which the applicant has been requested by the city to correct plans, perform required studies, provide additional required information, or otherwise requires the applicant to act. The period shall be calculated from the date the city notifies the applicant of the need for additional information until the earlier of the date the local government determines whether the additional information satisfies the request for information or 14 calendar days after the date the information has been provided to the city;
 - ii. If the city determines that the information submitted by the applicant under EMC [18.40.150](#), Determination of completeness, is insufficient or incorrect;
 - iii. Any period during which an environmental impact statement is being prepared following a determination of significance pursuant to Chapter [43.21C](#) RCW, if the city by ordinance has established time periods for completion of environmental impact statements, or if the city and the applicant in writing agree to a time period for completion of an environmental impact statement;

- iv. Any period for administrative appeals of project permit applications, if an open record appeal hearing or a closed record appeal, or both, are allowed. The time period for consideration and decision on appeals shall not exceed:
 - (A) Ninety calendar days for an open record appeal hearing; or
 - (B) Sixty calendar days for a closed record appeal, unless the parties agree to extend these time periods; and
2. Any extension of time mutually agreed upon by the applicant and the local government.
3. The time limits established in this section do not apply if a project permit application:
 - a. Requires an amendment to the comprehensive plan or a development regulation;
 - b. Requires approval of the siting of an essential public facility as provided in RCW 36.70A.200; or
 - c. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete pursuant to this section.
4. If the city is unable to issue its final decision within the time limits provided in this chapter, it shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of a final decision. The city is not liable for damages due to the city's failure to make a final decision within the time limits established in this chapter.

B. Determination of complete application.

1. Within 28 calendar days after receiving a project permit application ~~for review for completeness~~, the city shall ~~mail or personally~~ provide a written determination of completeness to the applicant which ~~to the extent known by the city identifies other agencies with jurisdiction over the project permit application and~~ states either that:
 - a. ~~t~~The application is complete; or ~~that~~
 - b. ~~t~~The application is incomplete and ~~that the procedural submission requirements of the city have not been met. The determination will outline~~ what is necessary to make the application procedurally complete. ~~To the extent known by the city, the determination will identify other agencies of local, state, or federal governments that may have jurisdiction over some aspect of the application.~~
2. If the city does not provide a written determination to the applicant that the application is incomplete within 28 calendar days, the application shall be deemed procedurally complete on the 29th day after receiving a project permit application. When the city does not provide a written determination to the applicant that the application is

procedurally incomplete, the city may still seek additional information or studies as provided for in subsection (B)(3). The time period guidelines for review of project permit applications begin following the determination of a complete application.

3. Additional information or studies may be required or project modifications may be undertaken subsequent to the procedural review of the application by the city. The city's determination of completeness shall not preclude the city from requesting additional information or studies either at the time of the notice of completeness or at some later time, if new ~~or additional~~ information is required or where there are substantial changes in the proposal. However, if the procedural submission requirements, as outlined on the project permit application have been provided, the need for additional information or studies may not preclude a completeness determination.

C. ~~Prior to a determination of a complete application, if~~ If the applicant receives a written determination from the city that an application is not complete, the applicant shall have up to 90 calendar days to submit the necessary information to the city. Within 14 calendar days after an applicant has submitted the requested additional information, the city shall make the determination as described in subsection (B) of this section, and notify the applicant in the same manner. If the applicant either refuses, in writing, to submit additional information, or does not submit the required information within the 90 calendar day period, the application shall lapse because of a lack of information necessary to complete the review.

D. An application shall be considered complete when it contains the following:

1. The correct number of completed application forms signed by the applicant which contain a detailed description of the proposed land use, proposed impervious surface, and description of all existing and proposed improvements and easements;
2. The correct number of documents, plans, or maps identified in the applicable application, as appropriate for the proposed project;
3. A completed State Environmental Policy Act checklist, if required;
4. For preliminary plats only, a complete land survey of the perimeter of the site;
5. All studies and materials demonstrating compliance with the Edgewood Municipal Code;
6. Water availability letter (this requirement is for preliminary plats and short plats only);
7. Conceptual stormwater plans (this requirement is for preliminary plats and short plats only);
8. Payment of all applicable fees pursuant to the adopted fee schedule. In the event of insufficient funds on a draft, the application shall be deemed null and void;

9. Proposed applications shall be consistent with the comprehensive plan and applicable development regulations. (Ord. 03-203 § 1).

18.95.020 Applicability

A. Site plan design review shall be required prior to the issuance of construction permits in any of the following circumstances:

1. The new construction of a nonresidential building or other structure;
2. The expansion, remodel, or alteration of any building or other structure by more than five percent of its existing floor area, or overall size in cases where floor area standards are not applicable;
3. The expansion of any building or structure that creates a new dwelling unit;
4. A change of use, or where traffic, parking, noise or other impacts are greater than the impacts for the previously existing use, as determined by the director; or
5. The construction and reconstruction of driveway approaches, gates, roads, shared access facilities, alleys, and driving surfaces within ingress/egress easements.

B. The following activities shall not require site plan design review:

1. Permits authorizing residential construction for detached single-family residential use and accessory dwelling units.
2. Any activity that does not require a building permit or is not considered a change in use, as determined by the director.
3. Any activity on the exterior of a building that does not exceed a 25 percent change in any existing facade or roof form.
4. Interior ~~work that does not alter the exterior of the structure or affect parking standards as determined by the director.~~ alterations, provided that the interior alterations do not result in the following:
 - (a) Additional sleeping quarters or bedrooms;
 - (b) Nonconformity with federal emergency management agency substantial improvement thresholds; or
 - (c) Increase the total square footage or valuation of the structure thereby requiring upgraded fire access or fire suppression systems.

Nothing in this subsection exempts interior alterations from otherwise applicable building, plumbing, mechanical, or electrical codes. For purposes of this subsection, "interior

alterations" include construction activities that do not modify the existing site layout or its current use and involve no exterior work adding to the building footprint.

5. Normal building maintenance and repair. (Ord. 20-582 § 5; Ord. 16-469 § 2 (Exh. A); Ord. 11-360 § 3 (Exh. B)).



CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION

The Planning Commission voted **X-X** to recommend that the City Council extend emergency interim Ordinance 23-0647 until December 31, 2024. This extension is necessary for the City of Edgewood to remain compliant with Second Substitute Senate Bill 5290 and allow for adequate time to review the Edgewood Municipal Code for any additional revisions needed to maintain said compliance on January 1, 2025.

RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 10TH DAY OF JUNE 2024.

JoAnne Overfield
Planning Commission Chair

Attest by:

Jeremy Metzler, PE
Community Development Director



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: June 10, 2024

Title: Comprehensive Plan Periodic Update

Attachments:

- Presentation – Transportation Element Survey Results
- AHBL Summary Memo – DRAFT Comp Plan Elements
- DRAFT Introduction Redline
- DRAFT Natural Environment Element Redline
- DRAFT PROST Element Redline

Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

Comprehensive Plans set the goals and policies that serve as the day-to-day guide for City staff and representatives, including City Council and the Mayor. Edgewood is in the process of planning for its future by performing a periodic update of its Comprehensive Plan. The concept of “growth management” is central to city planning in Washington State. The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, focused on managing population growth throughout Washington. The Growth Management Act requires cities and counties to update their own Comprehensive Plans to stay current on population growth and other key topics like housing, transportation, parks and recreation, capital facilities, utilities, land use and zoning, economic development, and the environment.

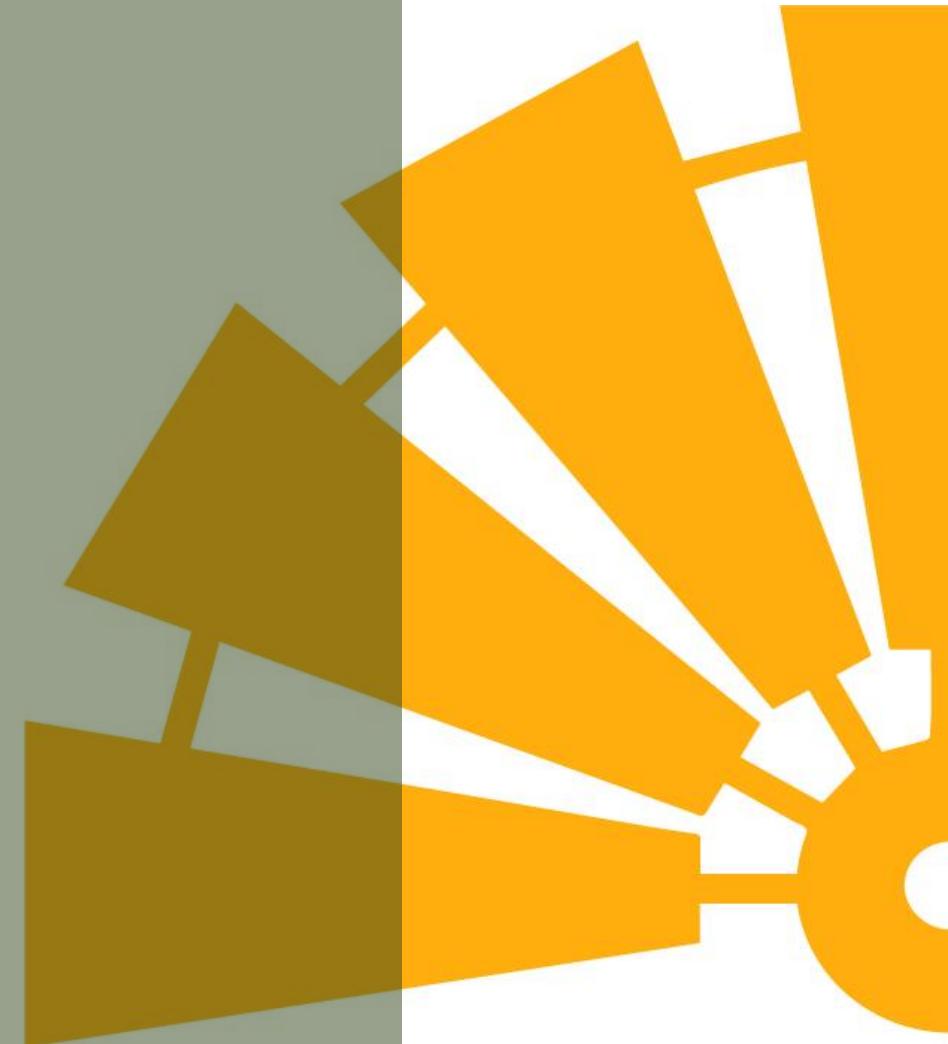
Current Discussion:

Tonight staff will be presenting the results of the online survey for the transportation element, which was launched on April 11 and closed May 12, as well as drafts of the first three elements of the Comprehensive Plan for Planning Commission’s review.

The Planning Commission is invited to give feedback on the attached materials for incorporation or consideration as staff and the consultant team continue to draft revisions to the Comprehensive Plan.

EDGEWOOD COMPREHENSIVE PLAN SURVEY #3

Open April 11 - May 12, 2024



EDGEWOOD
Washington

INTRODUCTION

ADVERTISING THE SURVEY

The community was encouraged to participate in the survey with electronic distribution via email, Instagram, and Facebook posts and a link from the city website.



Government City Services For Residents For Business I Want To... Search

EDGEWOOD Washington

CustomLinks_1 > 2024 Comprehensive Plan Periodic Update

2024 Comprehensive Plan Periodic Update

Introduction

In 2023 and 2024, Edgewood will be updating its Comprehensive Plan. In other words, Edgewood will be planning for its future. Comprehensive Plans set the goals and policies that serve as the day-to-day guide for City staff and representatives, including City Council and the Mayor.

The concept of "growth management" is central to city planning in Washington State. The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, focused on managing population growth throughout Washington. The Growth Management Act requires cities and counties to update their own Comprehensive Plans to stay current on population growth and other key concerns. This means that cities have a say in how they want to plan for their future.

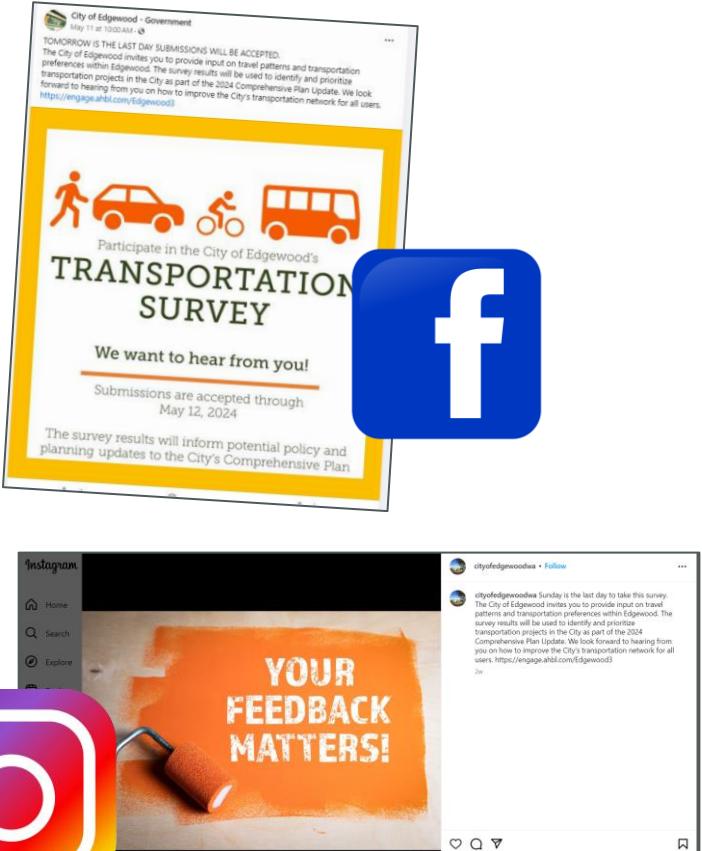
The Comprehensive Plan covers important topics like housing, transportation, parks and recreation, capital facilities, utilities, land use and zoning, economic development, and the environment. The update process looks closely at these topics to make sure that Edgewood continues to grow in line with the community's vision.

Community Survey Open Until December 20, 2023

The city is looking for your participation in an online survey to provide your input on community preferences that the Comprehensive Plan can address. Your input will help to guide the plan and the future of Edgewood. Please click the link below to take the survey online:

2024 Comprehensive Plan

Select Language Google Translate



City of Edgewood - Government May 11 at 10:52AM

TOMORROW IS THE LAST DAY SUBMISSIONS WILL BE ACCEPTED. The City of Edgewood invites you to provide input on travel patterns and transportation projects in the City. The survey results will be used to identify and prioritize transportation projects in the City as part of the 2024 Comprehensive Plan Update. We look forward to hearing from you on how to improve the City's transportation network for all users. <https://engage.ahis.net/Edgewood>

Participate in the City of Edgewood's **TRANSPORTATION SURVEY**

We want to hear from you! Submissions are accepted through May 12, 2024

The survey results will inform potential policy and planning updates to the City's Comprehensive Plan

cityofedgewoodwa • Follow

cityofedgewoodwa Sunday is the last day to take this survey. The City of Edgewood invites you to provide input on travel patterns and transportation projects in the City. The survey results will be used to identify and prioritize transportation projects in the City as part of the 2024 Comprehensive Plan Update. We look forward to hearing from you on how to improve the City's transportation network for all users. <https://engage.ahis.net/Edgewood>

Instagram Home Search Explore

YOUR FEEDBACK MATTERS!

3

TAKING THE SURVEY

After typing in the address or scanning a QR code, it was convenient for participants to respond to the survey on their phone, tablets, computer or other devices.



SURVEY DATES:
April 11, 2024 –
May 12, 2024

TOTAL RESPONSES:
128

The previous survey
(topic: Housing)
captured 126 total
responses

SURVEY INTRODUCTION & FORMAT



Welcome to the City of Edgewood 2024 Comprehensive Plan Update Survey #3 – TRANSPORTATION.

This survey is open through May 12, 2024. This survey will take about 20 minutes to complete.

The Comprehensive Plan is the 20-year framework for local policy, planning, and capital facility investment through the year 2044. The City of Edgewood would like the community's input when creating the newest plan and seeks to understand current community characteristics to focus our efforts. You can learn more about the Comprehensive Plan and this update [here](#), including the results of the first survey titled "Community Preferences" and the second survey which addressed Land Use and Housing topics.

Navigation icons for a presentation slide, including arrows for navigation and a magnifying glass for search.

Various question types were used:

4. The city has limited resources for infrastructure improvements. Of the list of options below, select your top three project categories:

Select your top 3 options.

Road improvements for automobiles (widening roads, roundabouts, signals)	1
Pedestrian facility improvements (crosswalks, sidewalks, trails, etc.)	2
Bicycle facility improvements	3



PUBLIC TRANSIT CONDITIONS

12. When traveling by transit, how important are the following factors to you?

	Very Important	Somewhat Important	Not Important	Not sure or no opinion
Safe and accessible connections	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ICON IDENTIFIERS



Throughout the slides different icons will appear to easily identify various aspects of questions.



- Questions that allowed for multiple responses



- Short response questions



- Logic-based questions: the question was only included if an earlier question was responded to in a certain way - *for example, people who indicated they were homeowners were asked questions about having city sewer vs. on site (septic) systems*

SURVEY CONSIDERATIONS



**Not “Statistically Valid”
People that Participated
“Opted-in” (No sampling)
May not represent all
segments of the community**

**Conducted at low
cost to the city**

**The Survey was one
Component of the Broader
Public Participation
Approach**

**Questions / Format
reviewed carefully & tested
prior to Survey Launch
Could be Re-Used in a
Future Surveys to Gauge
Changing Attitudes against
a “Baseline”**

SURVEY RESULTS

ABOUT YOU

Q1: WITHIN THE CITY OF EDGEWOOD, DO YOU?



Answered: 127 Skipped: 1

I live in Edgewood: 118



I work in Edgewood: 25



I shop in Edgewood: 80



I visit the parks, trails or other recreational spots in Edgewood: 89



I attend (or travel to) a school in Edgewood: 38

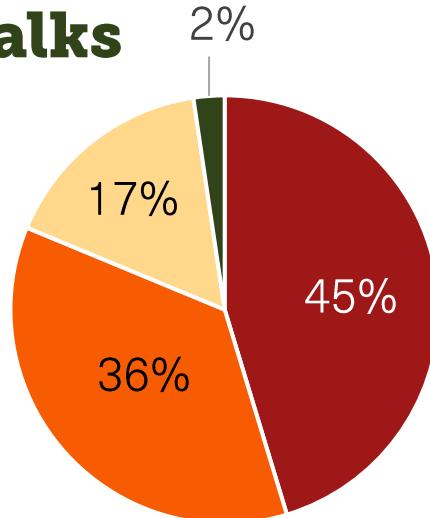


Q2: OVERALL, HOW WOULD YOU RATE THE EXISTING TRANSPORTATION SYSTEMS IN THE CITY?

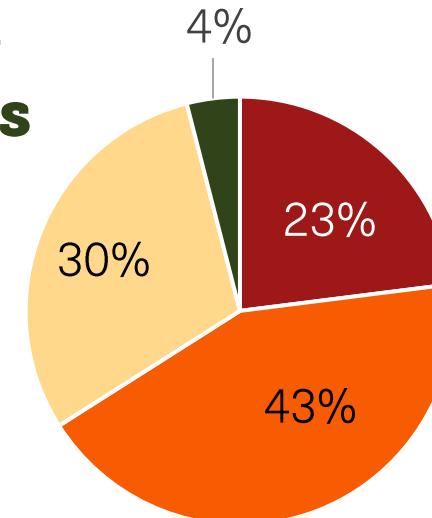


Answered: 128 Skipped: 0

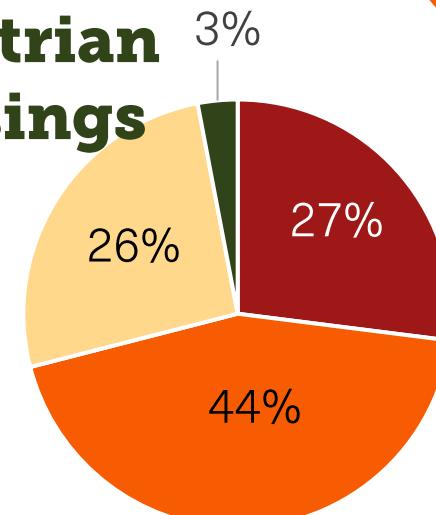
Sidewalks



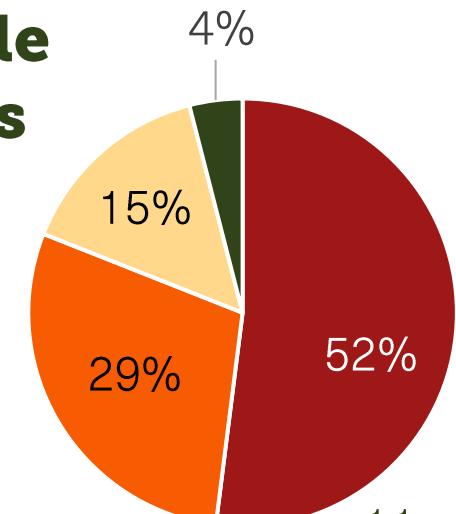
Curb Ramps



Pedestrian Crossings



Bicycle Lanes



Legend

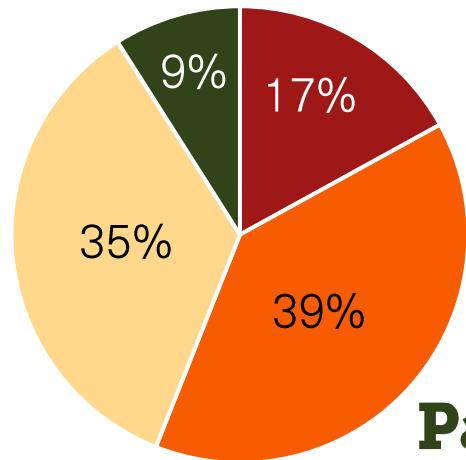
- Poor
- Fair
- Good
- Very Good

Q2: OVERALL, HOW WOULD YOU RATE THE EXISTING TRANSPORTATION SYSTEMS IN THE CITY?

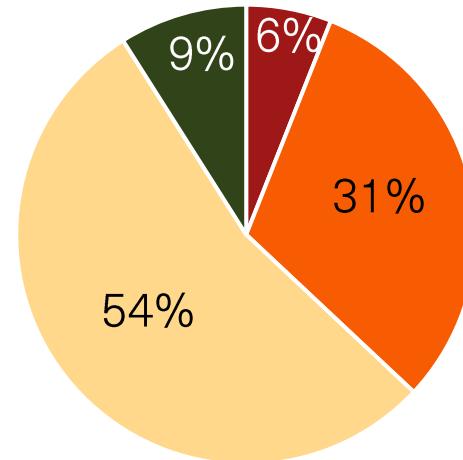


Answered: 128 Skipped: 0

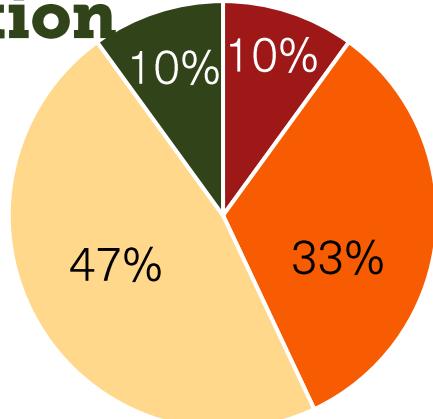
Street Lighting



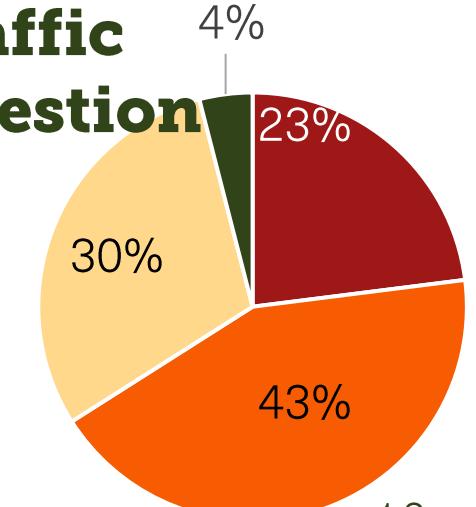
Roadway Connectivity



Pavement Condition



Traffic Congestion



Legend

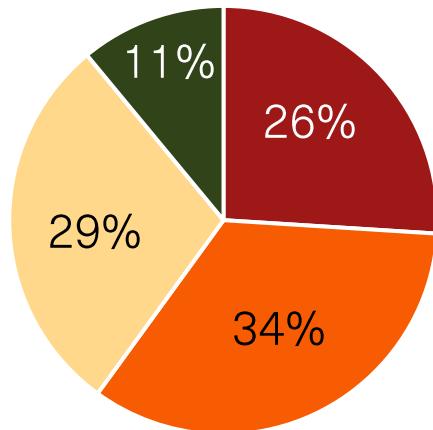
- Poor
- Fair
- Good
- Very Good

Q2: OVERALL, HOW WOULD YOU RATE THE EXISTING TRANSPORTATION SYSTEMS IN THE CITY?



Answered: 128 Skipped: 0

Transit



Legend

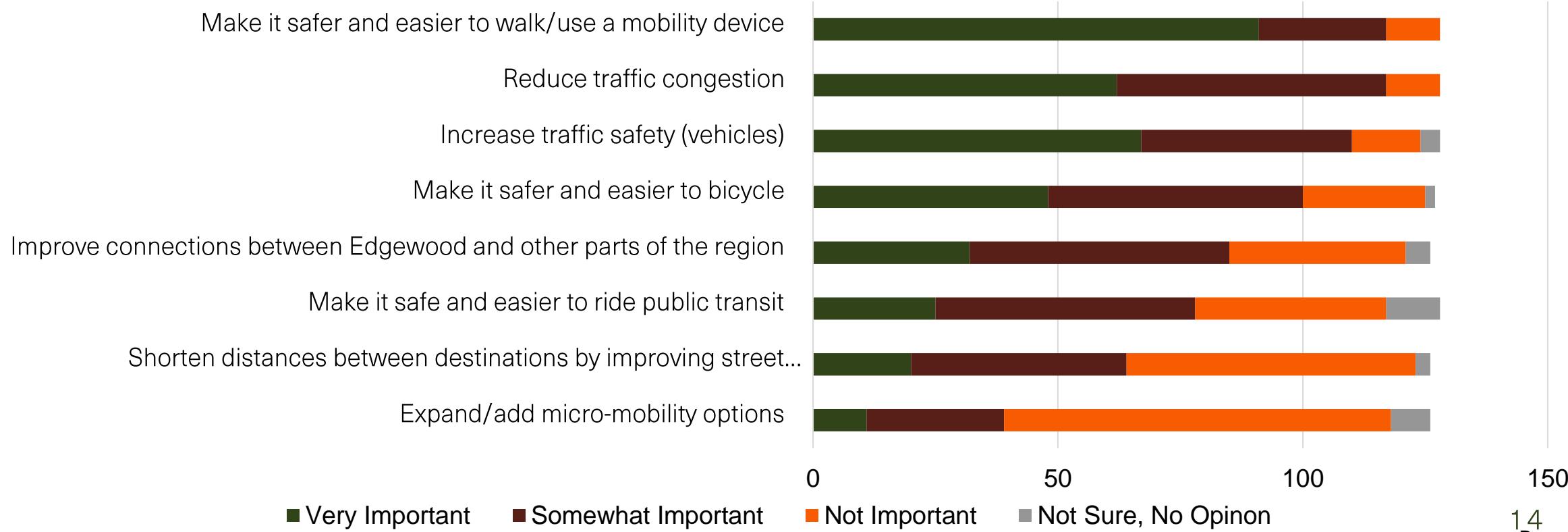
- █ Poor
- █ Fair
- █ Good
- █ Very Good



Q3: AS THE CITY UPDATES THE TRANSPORTATION ELEMENT IN ITS LONG-TERM COMPREHENSIVE PLAN, HOW IMPORTANT DO YOU THINK IT IS FOR THE PLAN TO ACHIEVE EACH OF THE FOLLOWING GOALS?



Answered: 128 Skipped: 0



Q4: THE CITY HAS LIMITED RESOURCES FOR INFRASTRUCTURE IMPROVEMENTS- SELECT YOUR TOP THREE PROJECT CATEGORIES



Answered: 128 Skipped: 0

Answer Choices	# of Responses
Pedestrian Facility Improvements	104
Road Improvements for Automobiles	74
Neighborhood Traffic Management	59
Improved Street Pavement Conditions	42
Bicycle Facility Improvements	41
Access Improvements for Mobility Impaired	23
New Roadway Connections	20
Add Electric Vehicle Charging Stations	8



Q5: IF YOU HAVE SPECIFIC PROJECT IMPROVEMENT IDEAS PROVIDE DETAILS:



Answered: 55 Skipped: 73



Sidewalks

26 mentions



Speeding

10 mentions

Also listed:

School Pick-up

Roundabouts

(“Pro” and “Con” comments were made)

Pavement/ Infrastructure Improvements

Transit and Bicycle connections

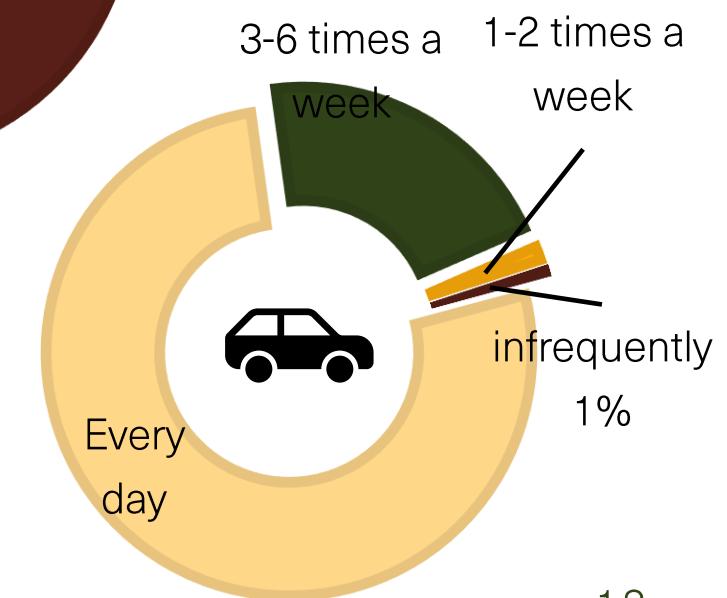
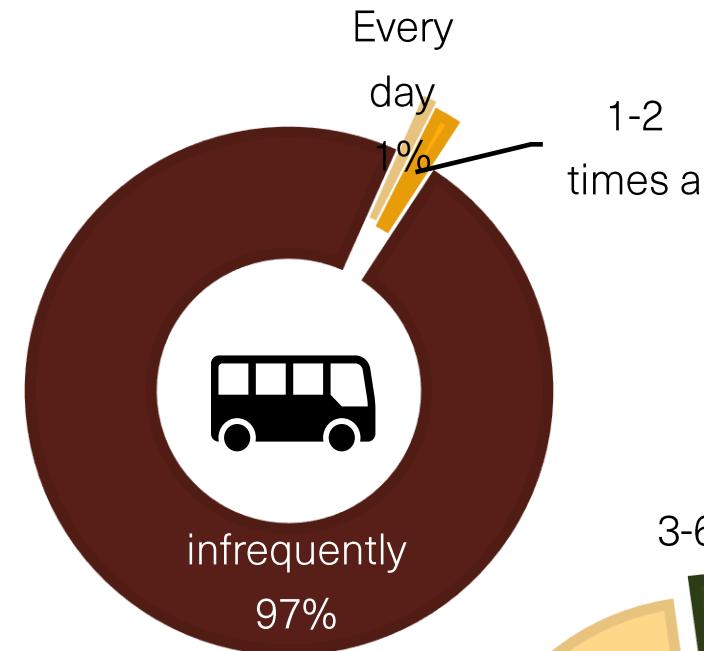
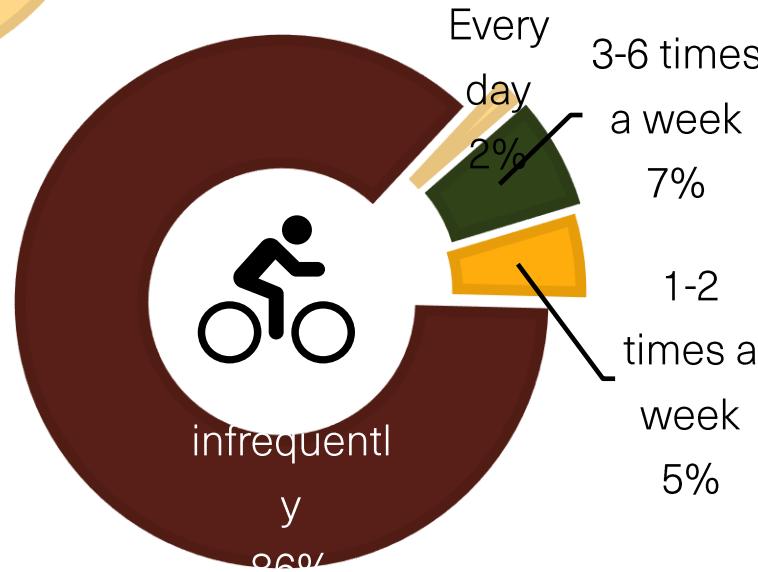
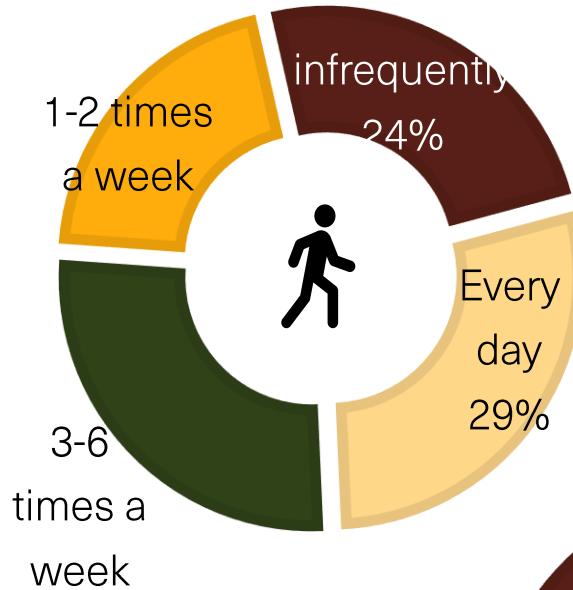
TRANSPORTATION BEHAVIORS/ HABITS

COMPREHENSIVE PLAN PERIODIC UPDATE SURVEY #3

Q6: HOW OFTEN DO YOU WALK, BIKE, TAKE A BUS OR DRIVE TO THROUGHOUT THE CITY?



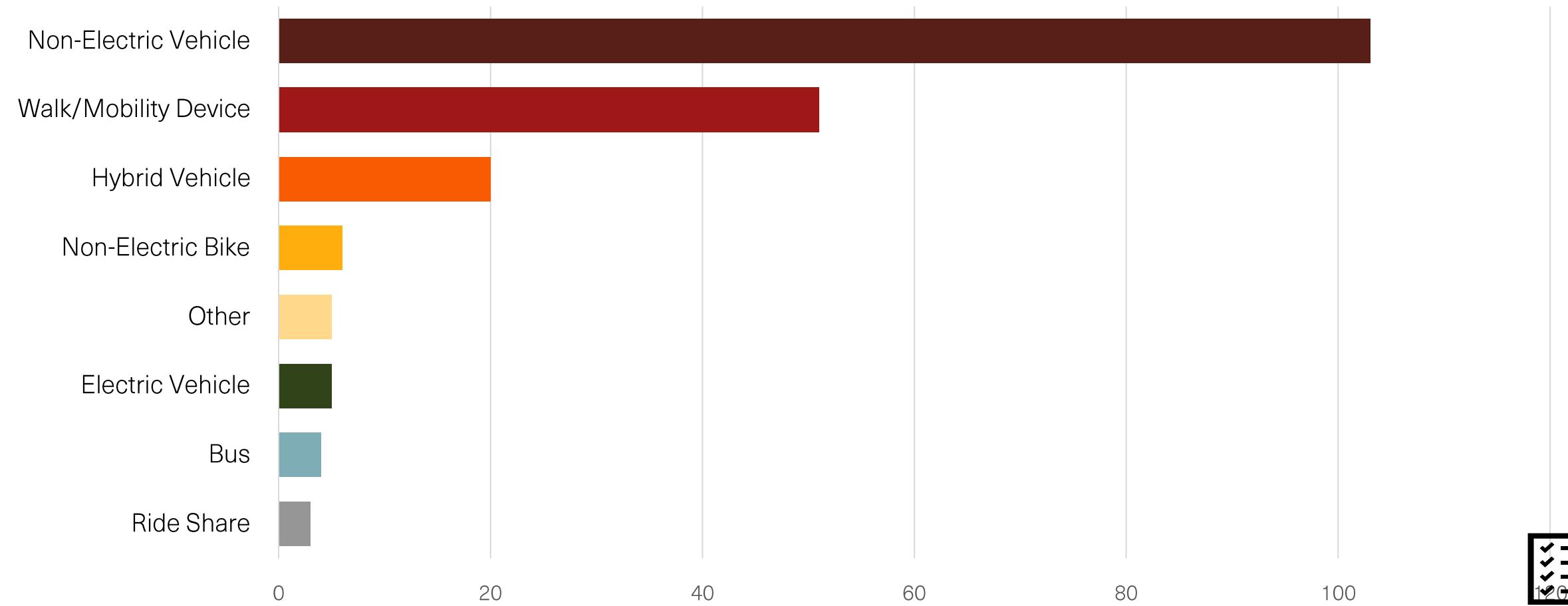
Answered: 128 Skipped: 0



Q7: MORE SPECIFICALLY....ON AN AVERAGE DAY, HOW DO YOU GET AROUND? (SELECT UP TO 3)



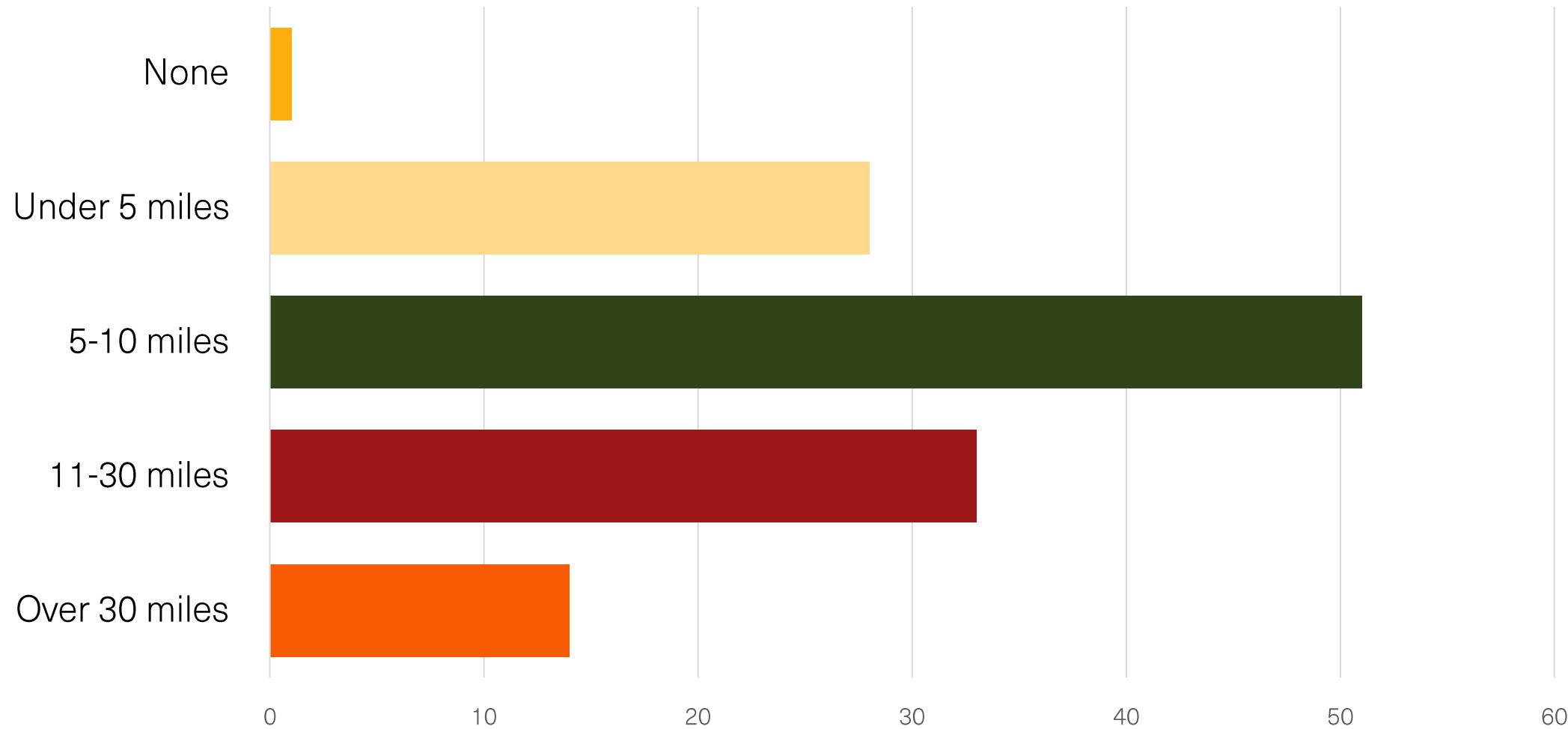
Answered: 126 Skipped: 2



Q8: HOW MANY MILES DO YOU ESTIMATE YOU TRAVEL ON AN AVERAGE DAY?



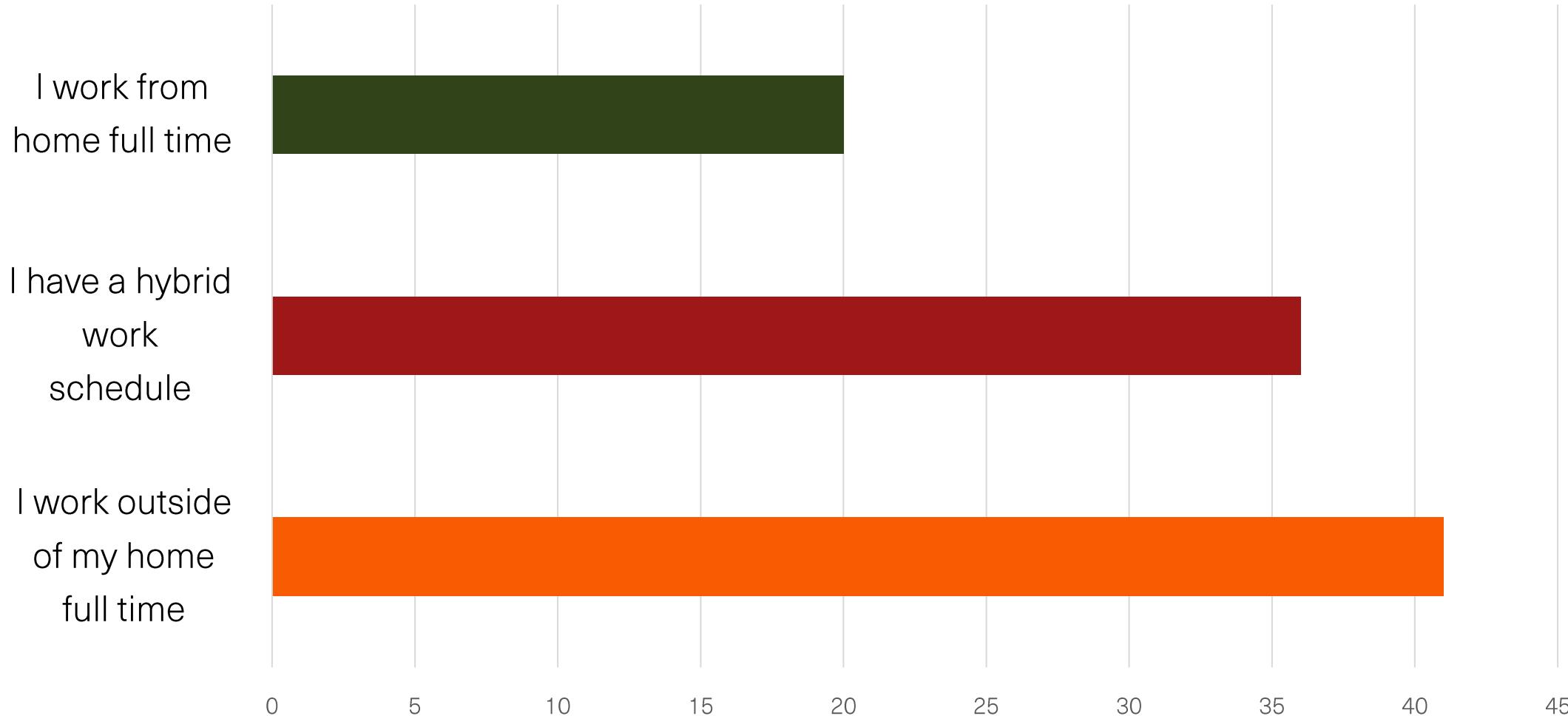
Answered: 127 Skipped: 1



Q9: IF YOU ARE EMPLOYED, WHAT IS YOUR REGULAR WORK SCHEDULE?



Answered: 97 Skipped: 31

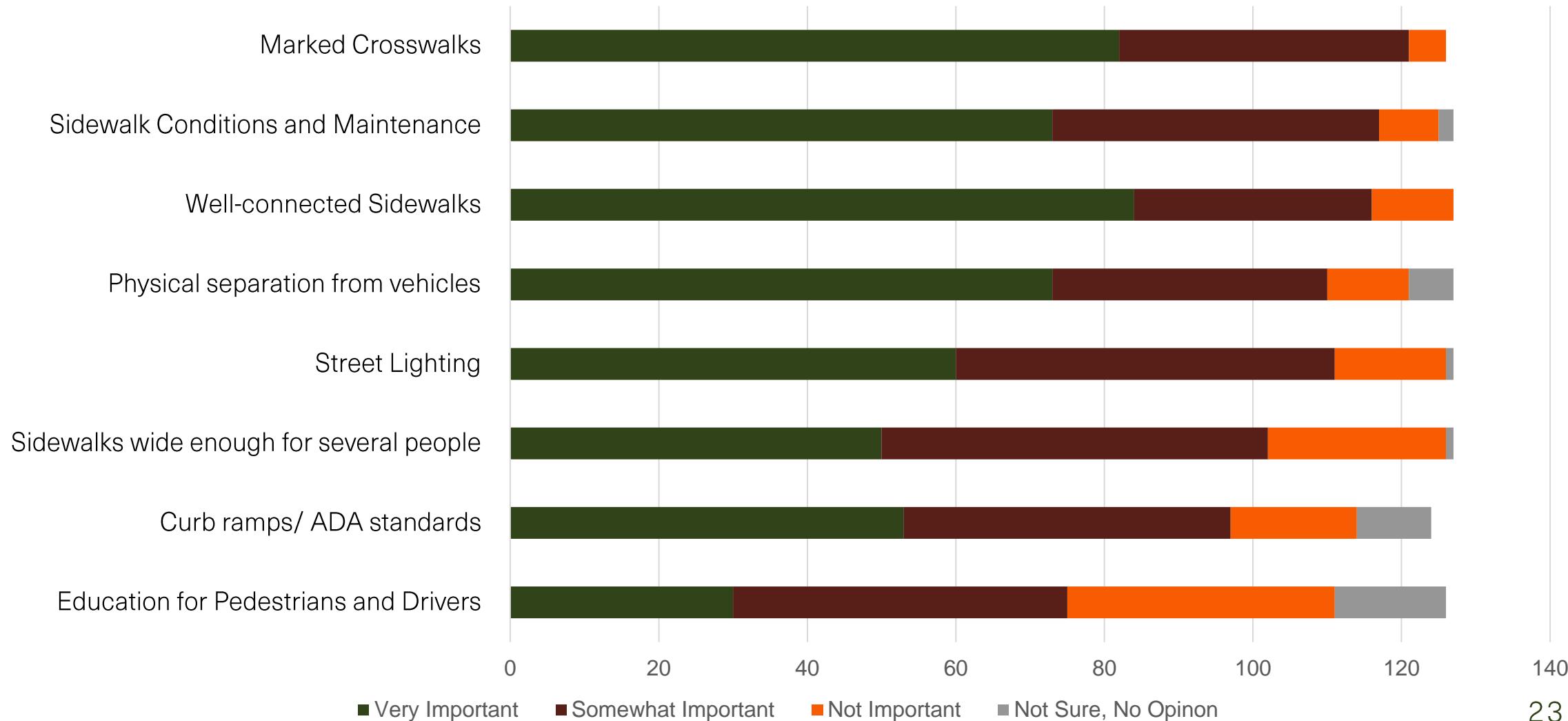


PEDESTRIAN CONDITIONS

Q10: WHEN WALKING IN THE CITY, HOW IMPORTANT ARE THE FOLLOWING FACTORS?



Answered: 127 Skipped: 1

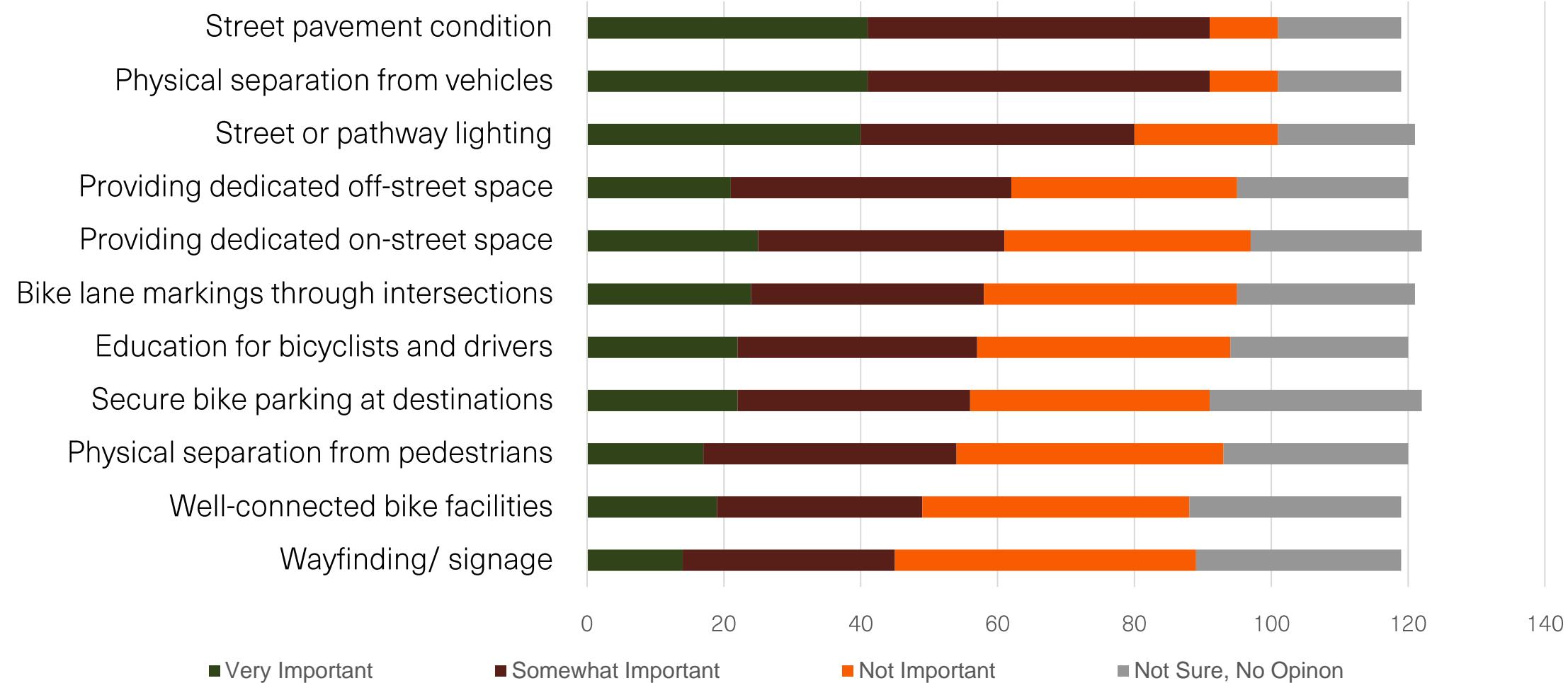


BICYCLING CONDITIONS

Q11: WHEN BIKING IN THE CITY, HOW IMPORTANT ARE THE FOLLOWING FACTORS?



Answered: 123 Skipped: 5



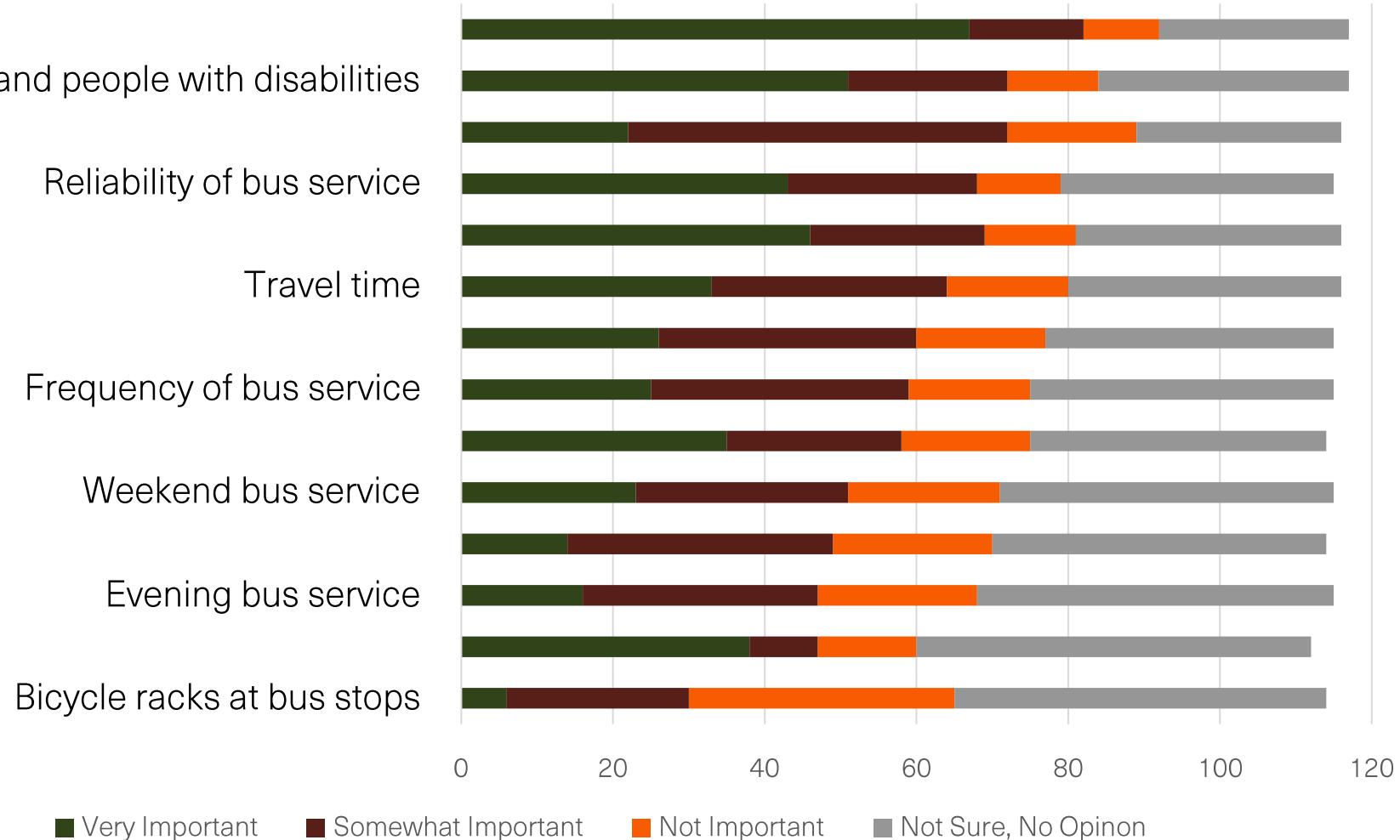
PUBLIC TRANSIT CONDITIONS

Q12: WHEN TRAVELING BY TRANSIT, HOW IMPORTANT ARE THE FOLLOWING FACTORS?



Answered: 123 Skipped: 5

*Only about 3% of respondents report using transit at least once per week



■ Very Important ■ Somewhat Important ■ Not Important ■ Not Sure, No Opinion

SAFE ROUTES TO SCHOOLS

COMPREHENSIVE PLAN PERIODIC UPDATE SURVEY #3



These questions were only asked of respondents who indicated they travel to a school

Q13: ON MOST DAYS, HOW DOES YOUR SCHOOL-AGE CHILD/ CHILDREN TRAVEL TO/FROM SCHOOL?

Answered: 90 Skipped: 38



Family Car 71%



School Bus 53%



Walk 11%

Q14: IF TRAVELING IN A CAR, WHAT FACTORS KEEP THEM FROM USING ANOTHER MODE?

Answered: 94 Skipped: 34

Availability of sidewalks or pathways

Distance

Safety of intersections/crossings

Traffic along route

Time

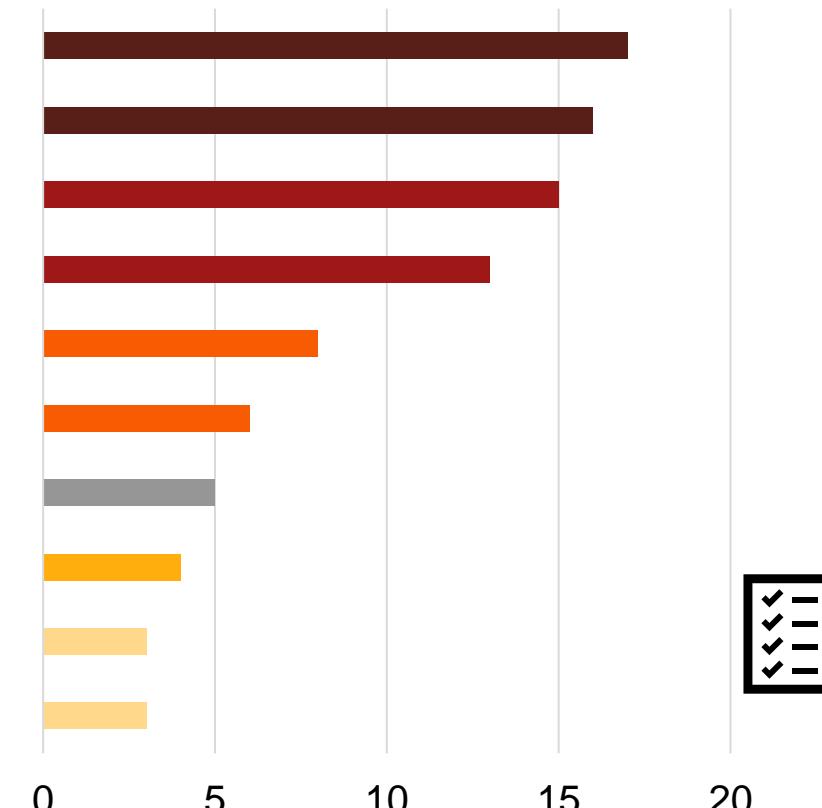
Child preference

Other

School bus safety

Before/after school activities

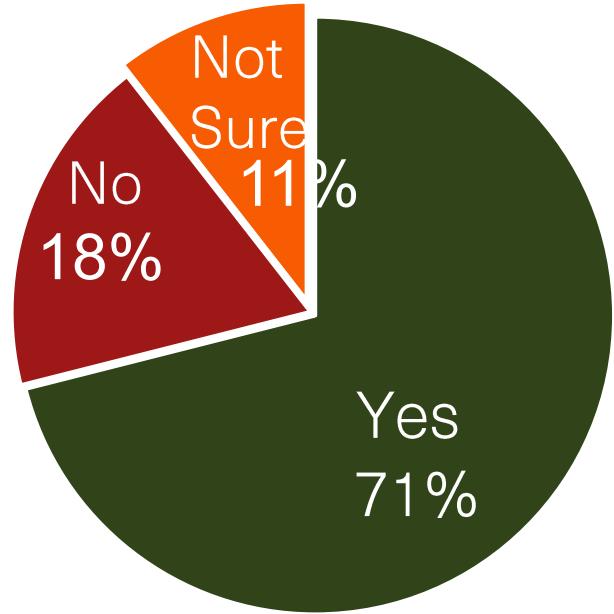
Convenience of driving



FUNDING

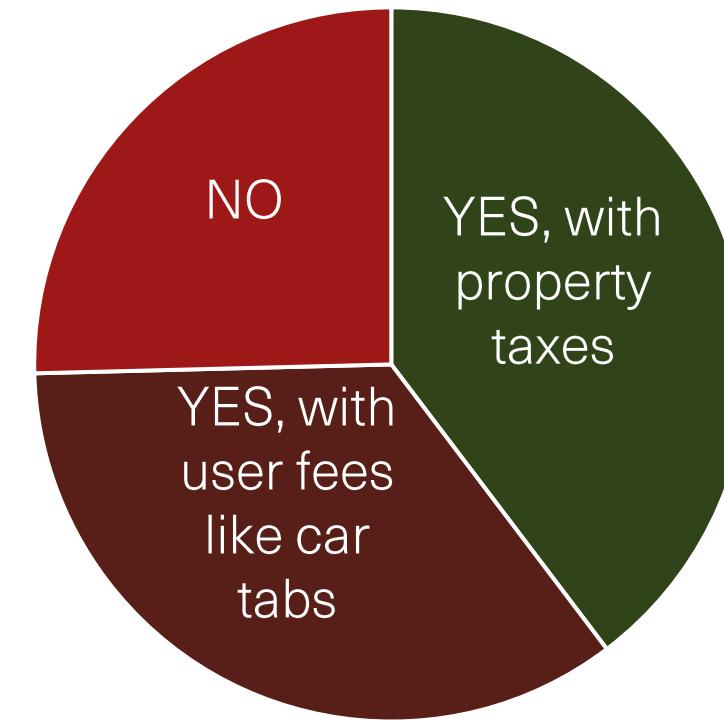
Q15: IF IMPROVEMENTS WERE MADE WOULD YOU CONSIDER ALLOWING YOUR CHILD WALK TO/FROM OR RIDE THE BUS?

Answered: 90 Skipped: 38



Q16: WOULD YOU SUPPORT CONSTRUCTION OF TRANSPORTATION IMPROVEMENTS?

Answered: 126 Skipped: 2

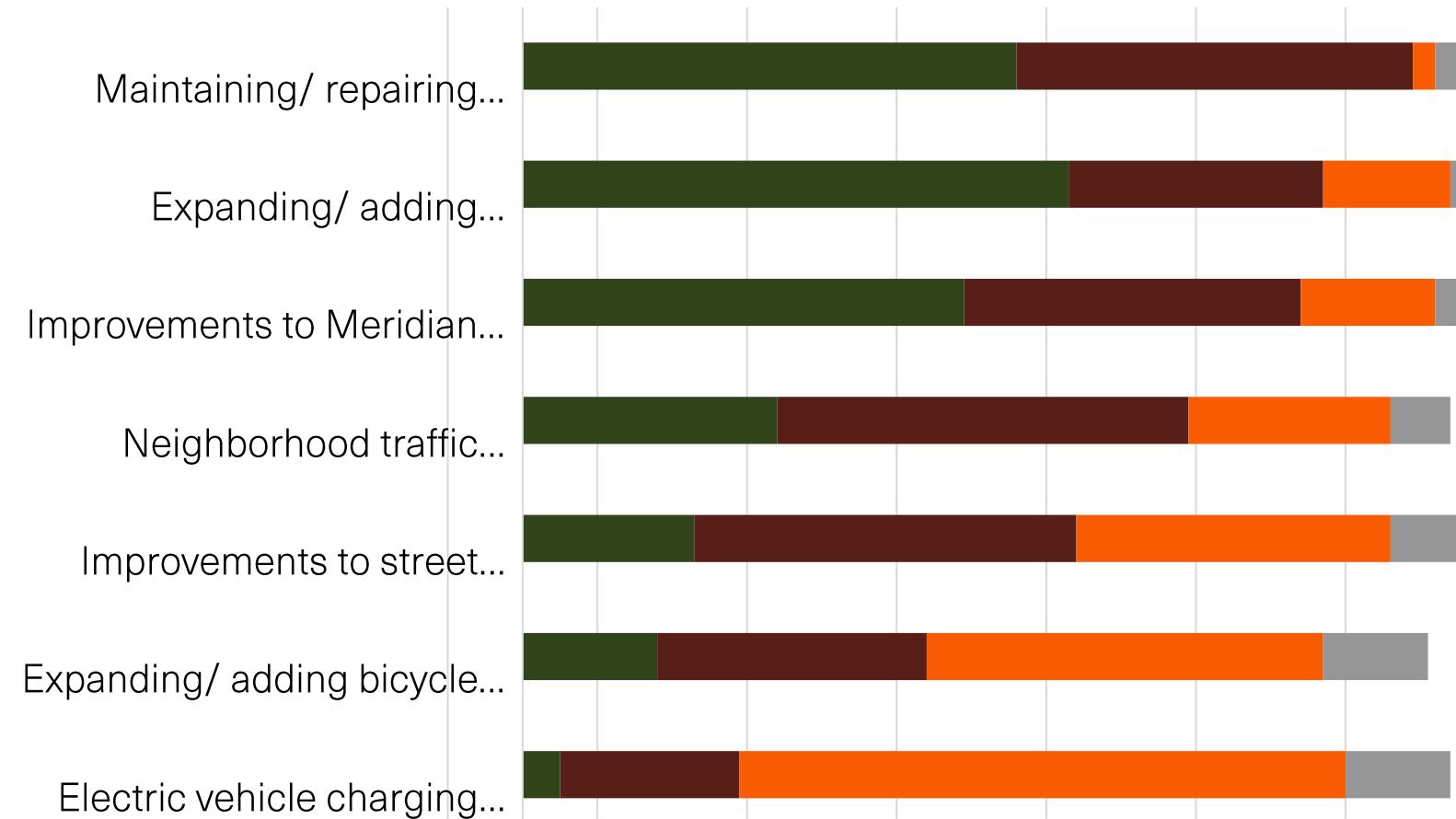


Q17: HOW IMPORTANT IS IT TO SPEND TRANSPORTATION FUNDS ON...?



Answered: 128 Skipped: 0

The residents surveyed in Edgewood are strongly in favor of pedestrian facilities and basic infrastructure



■ Very Important ■ Somewhat Important ■ Not Important ■ Not Sure, No Opinion



GENERAL COMMENTS

Q18: PLEASE SHARE ANY GENERAL COMMENTS OR QUESTIONS YOU HAVE



Answered: 36 Skipped: 92

- “We need sidewalks dummys!!!
- I’d bike more if I felt it was safer
- They should lower speed limit on 8th St to 25 mph and enforce it”
- Reduce neighborhood cut through traffic
- Would love easier pedestrian access to Meridian, Meridian is fine as it.
- We need to properly maintain what we have and add sidewalks. Use our money better and eliminate waste.
- Please, please slow speeds down in our community, monitor speeds and be sure pedestrians can walk safely.
- Funding source needs to come from residents equally (homeowners and apartments). Car tabs do not do that”

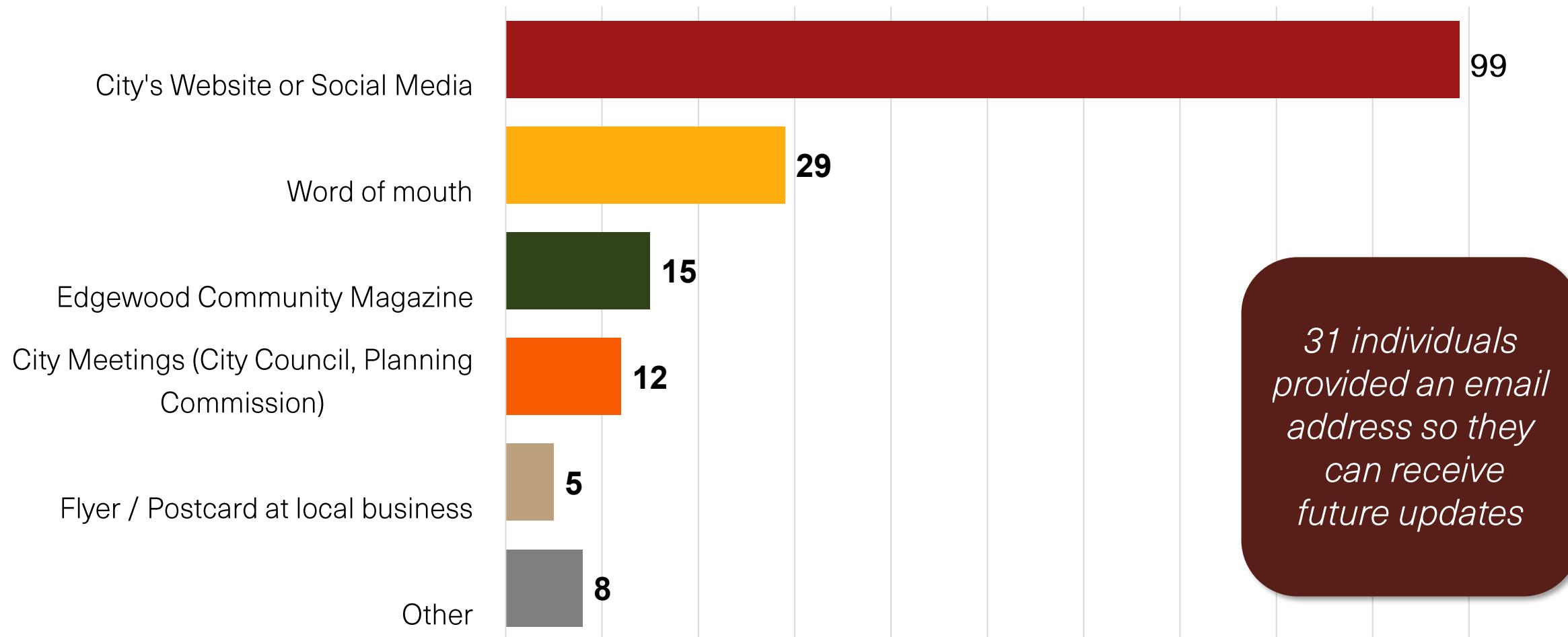
The residents surveyed in Edgewood are strongly in favor of pedestrian facilities and basic infrastructure

COMMUNITY ENGAGEMENT

Q19: HOW DID YOU HEAR ABOUT THE CITY'S COMPREHENSIVE PLAN PERIODIC UPDATE?



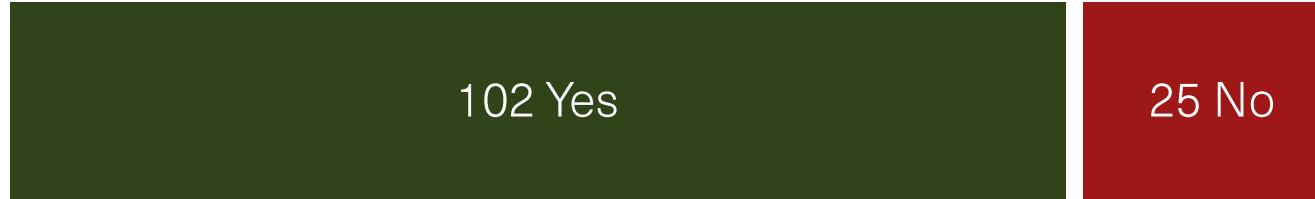
Answered: 126 Skipped: 2



31 individuals provided an email address so they can receive future updates

Q20: HAVE YOU EVER PARTICIPATED IN A CITY SURVEY BEFORE?

Answered: 127 Skipped: 1



Q21: HAVE YOU EVER ATTENDED A CITY MEETING BEFORE?

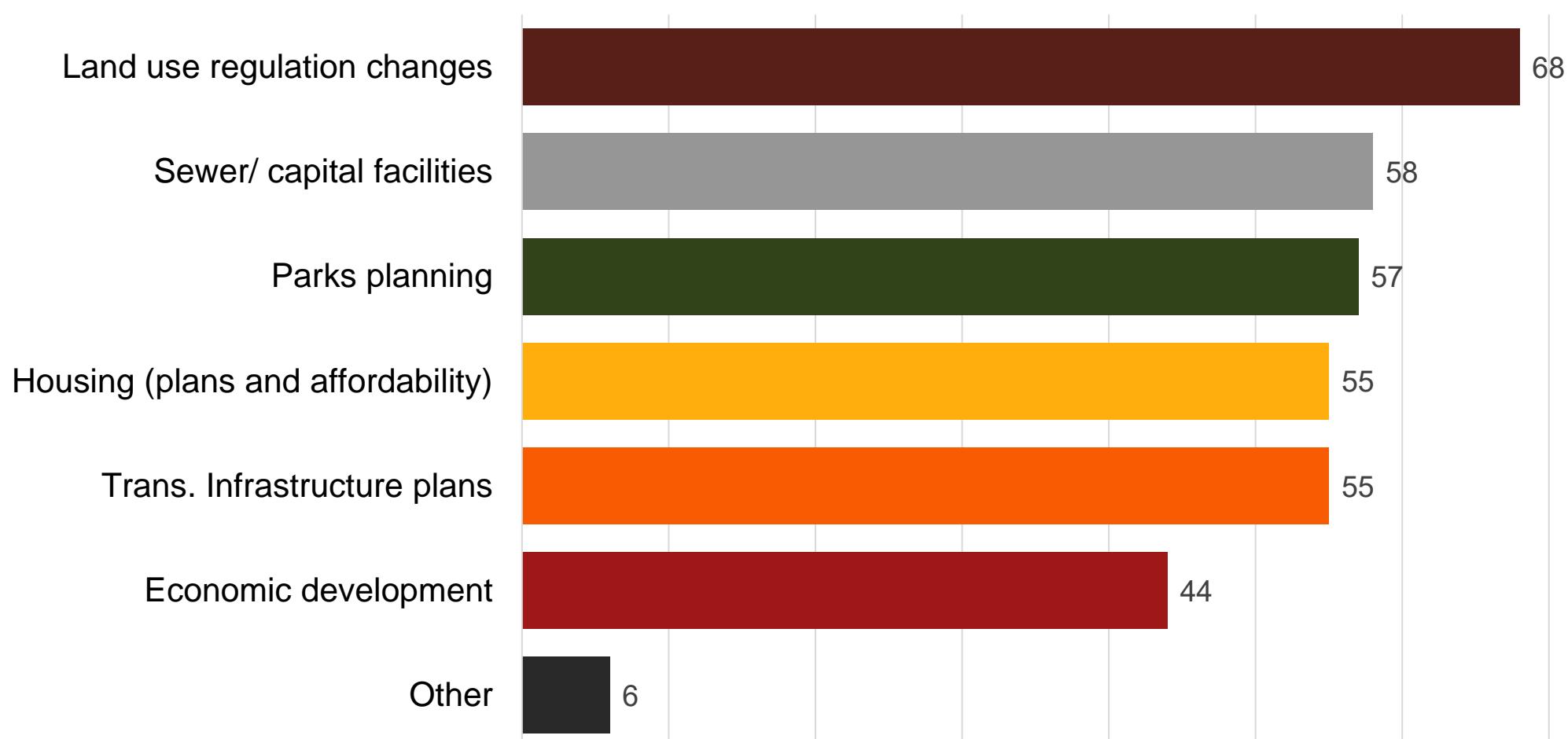
Answered: 121 Skipped: 7



Q23: IF YOU WERE TO ATTEND A MEETING, WORKSHOP OR OPEN HOUSE ABOUT THE CITY'S COMPREHENSIVE PLAN UPDATE WHAT WOULD YOU LIKE TO LEARN MORE ABOUT?



Answered: 102 Skipped: 26



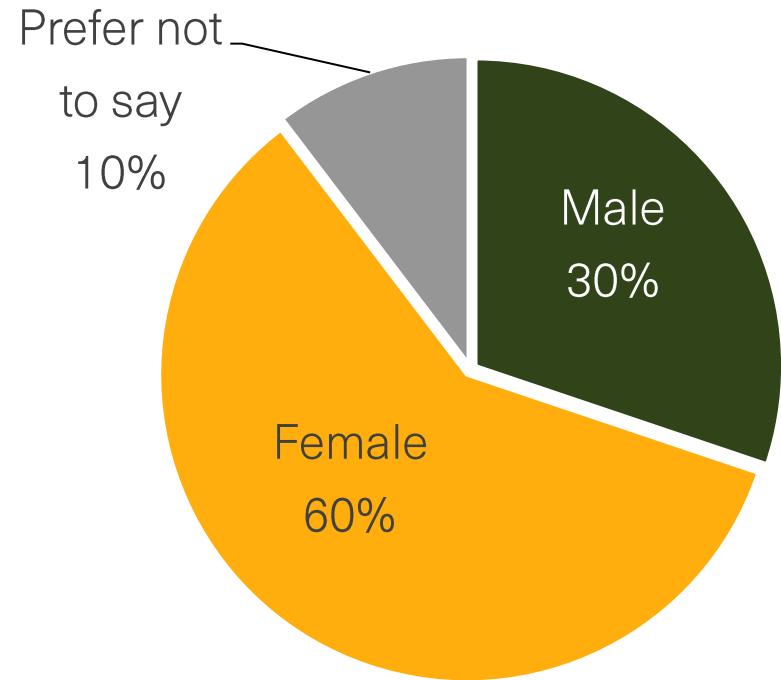
DEMOGRAPHICS (OPTIONAL)

“No personal identifying information will be asked. In this portion of the survey we ask a few basic demographic questions. Skip any questions if you wish.”

“Why we're asking questions on topics like income: When we compile survey results we compare info collected from survey respondents with city-wide demographics, determining if certain groups are under- or over- represented. In addition, the WSDOT asks that members of the public who comment on transportation programs and activities voluntarily provide information regarding race, ethnicity and/ or gender. This information is not required.”

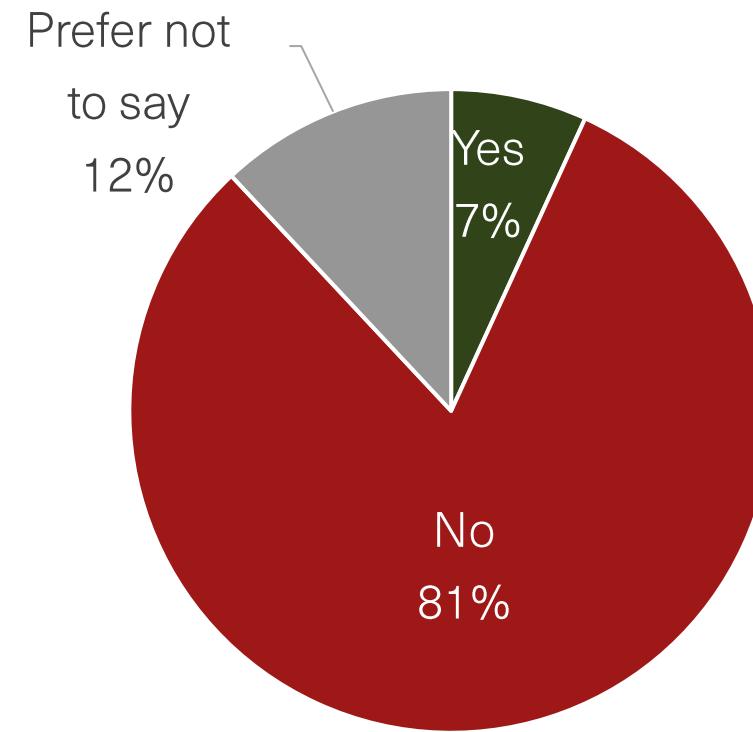
Q24: WHAT IS YOUR GENDER?

Answered: 116 Skipped: 12



Q25: DO YOU HAVE A DISABILITY?

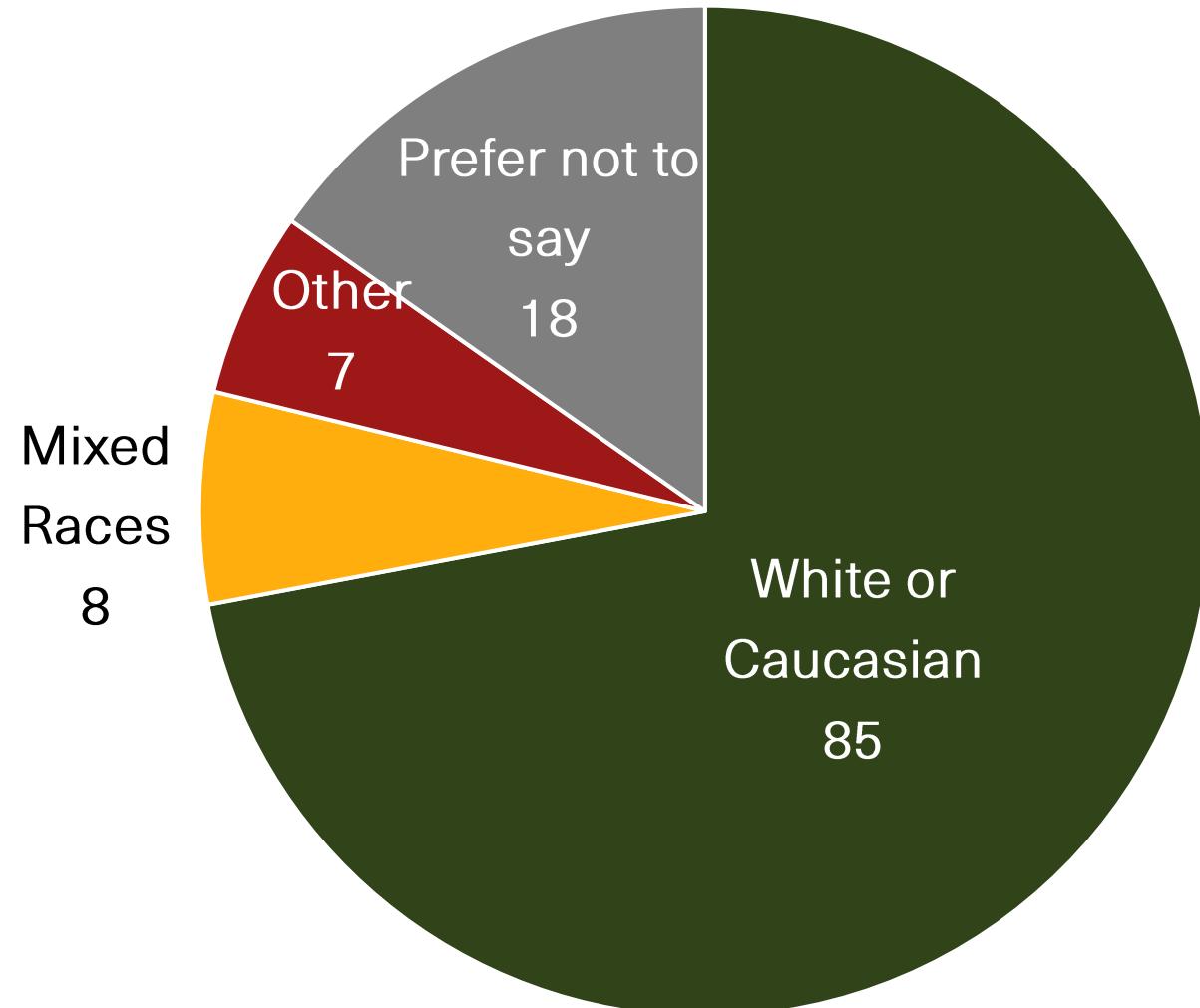
Answered: 117 Skipped: 11



Q26: WHICH RACE/ETHNICITY DO YOU IDENTIFY AS?



Answered: 116 Skipped: 12

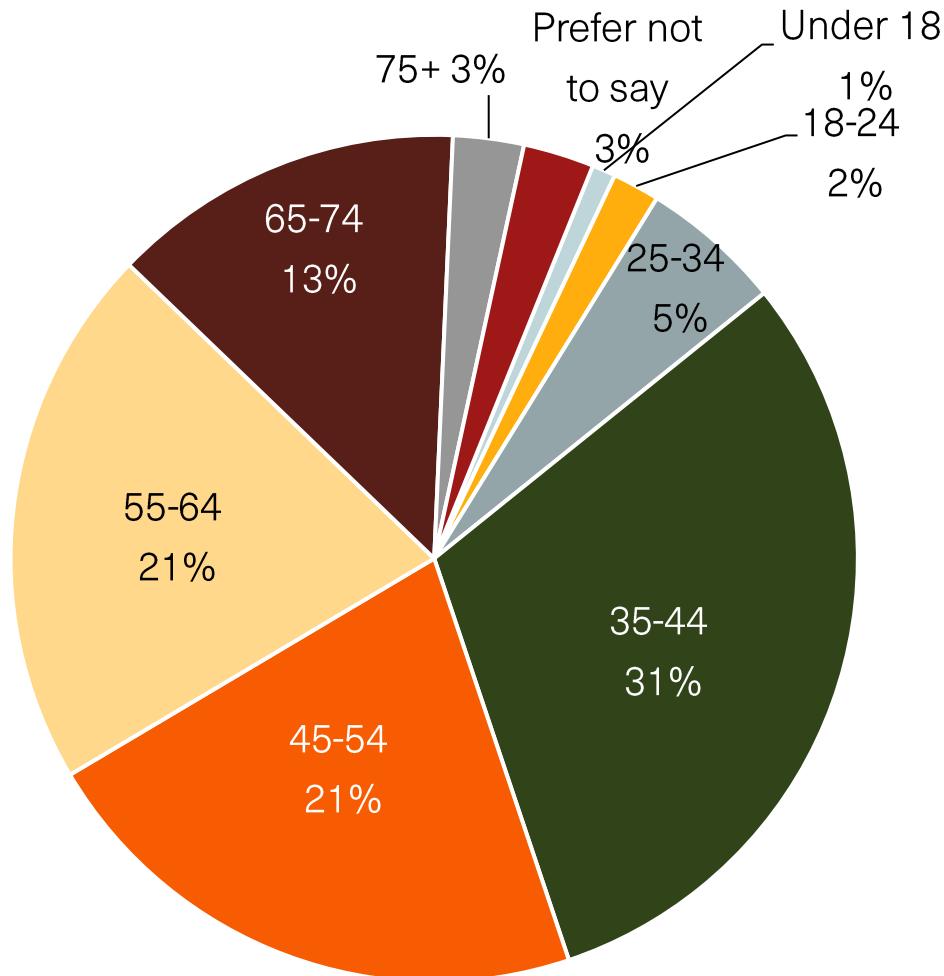


73% of participants were White or Caucasian

(This is the same rate as for Survey #2 responses)

Q27: WHAT IS YOUR AGE?

Answered: 111 Skipped: 17



Q28: WHAT IS THE ZIP CODE FOR WHERE YOU LIVE?

Answered: 113 Skipped: 15



82 participants live in the 98372 zip code

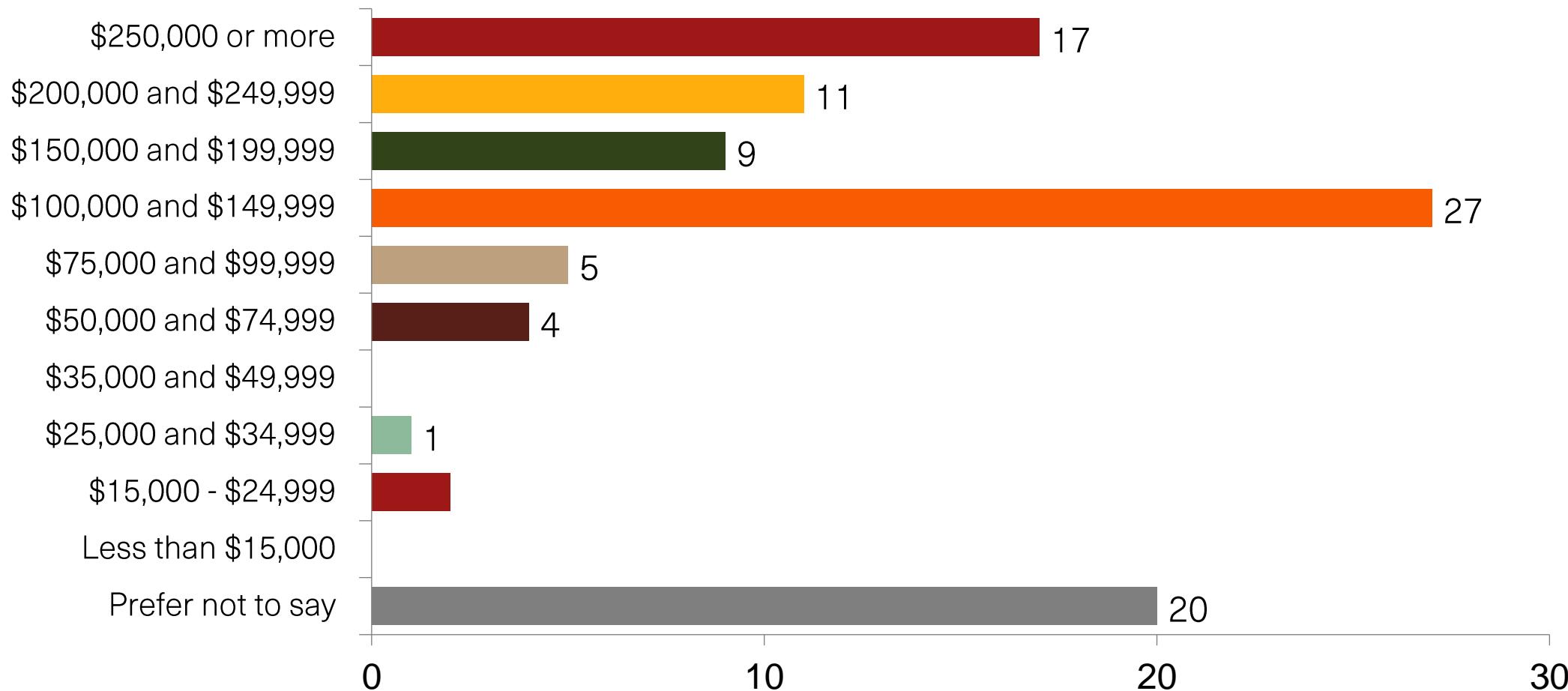
20 participants live in the 98371 zip code

8 participants live in other zip codes

Q29: WHAT IS YOUR ANNUAL HOUSEHOLD INCOME?



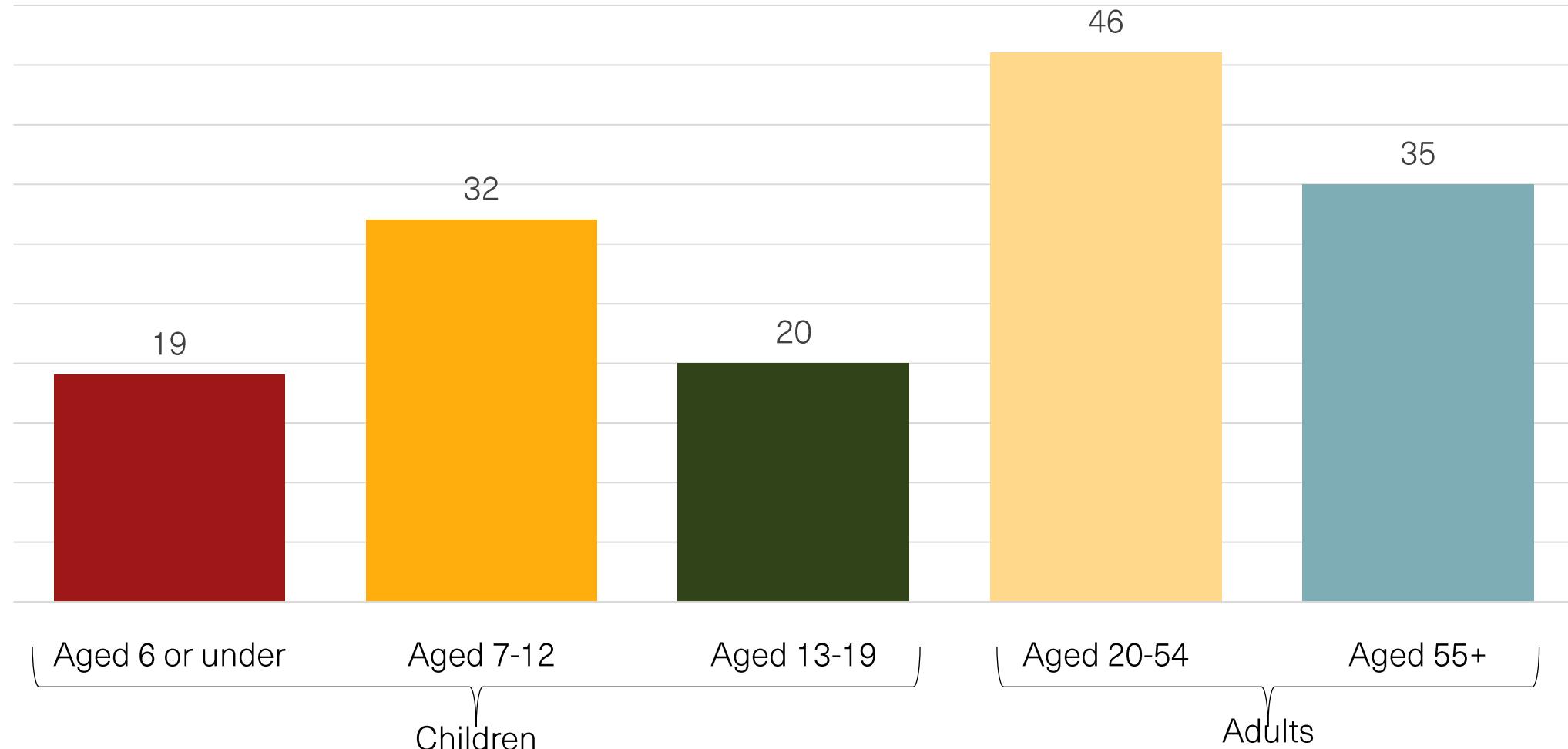
Answered: 96 Skipped: 32



Q30: DO ANY OF THE FOLLOWING ALSO LIVE WITH YOU IN YOUR HOUSEHOLD?

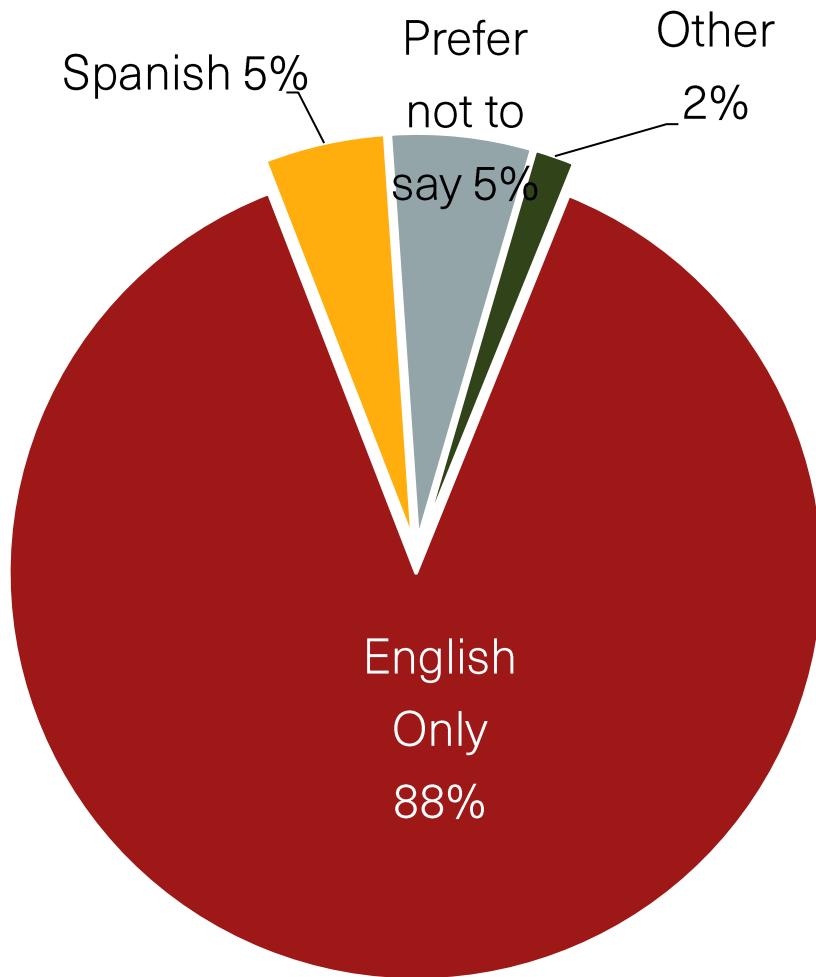


Answered: 101 Skipped: 27



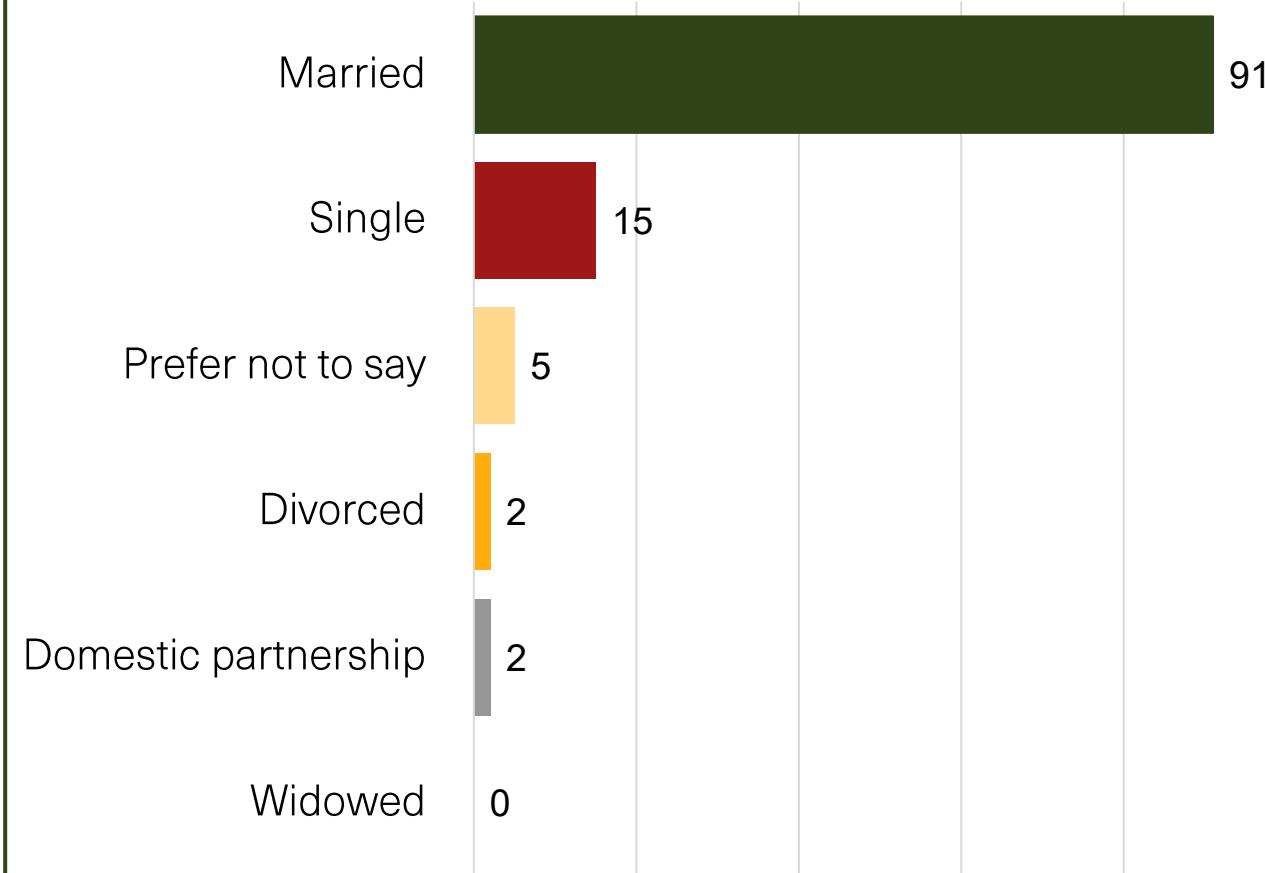
Q31: WHAT LANGUAGE IS SPOKEN AT HOME?

Answered: 118 Skipped: 10



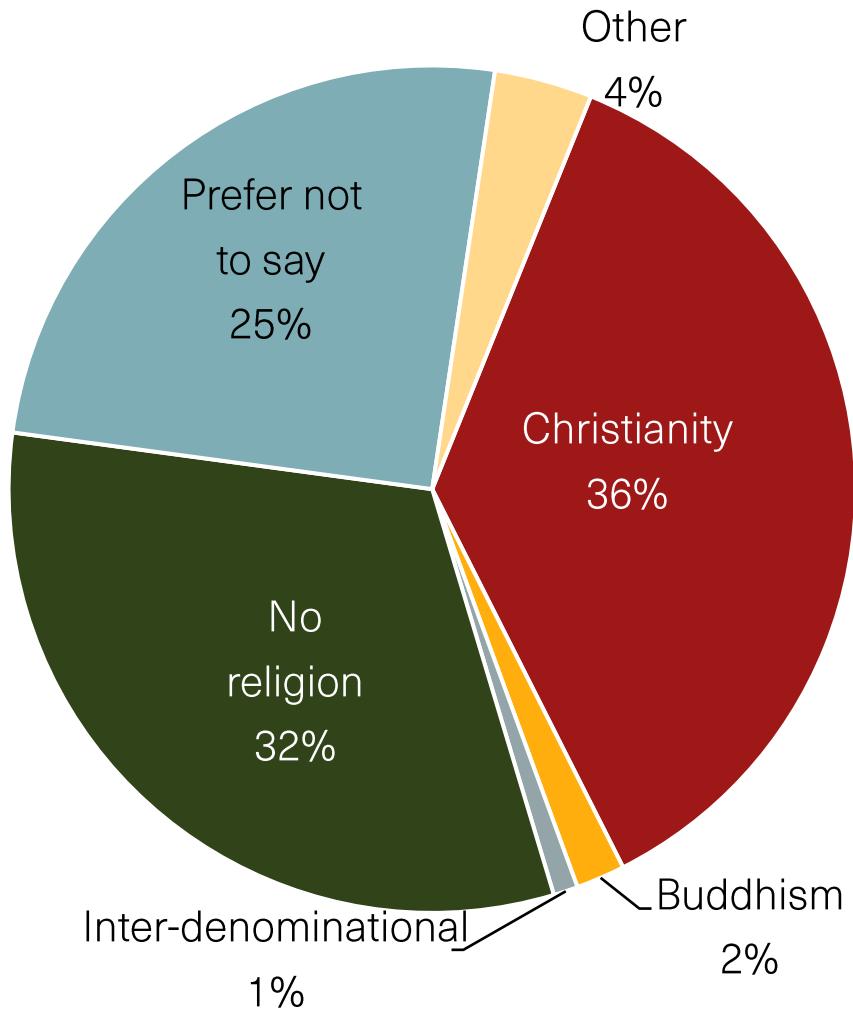
Q28: WHAT IS YOUR MARITAL STATUS?

Answered: 115 Skipped: 13



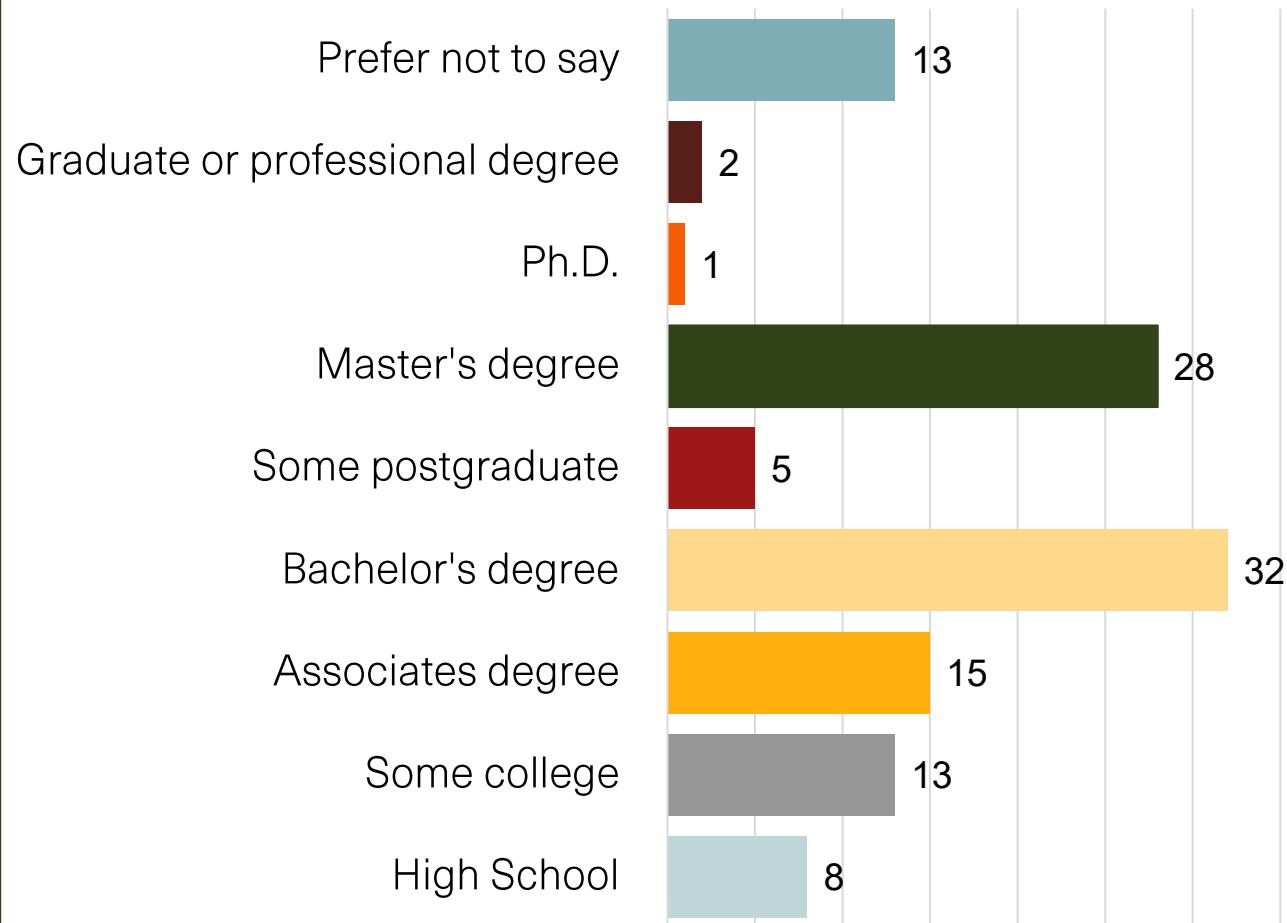
Q33: DO YOU IDENTIFY WITH ANY OF THE FOLLOWING RELIGIONS?

Answered: 107 Skipped: 21



Q34: WHAT IS THE HIGHEST DEGREE OF EDUCATION YOU HAVE COMPLETED?

Answered: 117 Skipped: 11



THANK YOU!



PROJECT MEMO

TO: Jeremy Metzler **DATE:** June 6, 2024
FROM: Nicole Stickney **PROJECT NO.:** 2220913.30
Tri-Cities - (509) 380-5883 **PROJECT NAME:** Edgewood Comprehensive Plan
Periodic Update
SUBJECT: Draft Introduction, Natural Environment, and PROST chapters (for initial Planning Commission review)

This memo provides an overview of the proposed changes to three of the chapters of the 2024 Edgewood Comprehensive Plan Update. We have prepared a draft Introduction chapter, Natural Environment Element, and PROST Element for initial review by the Planning Commission at their June meeting, and all drafts are dated as of June 6, 2024. Please note that the next Element that we plan to present to the Planning Commission is the Land Use Element, and additional time will be provided for a read-ahead opportunity.

This memo only highlights key changes that would be of interest and does not provide details on minor edits (such as grammar or word use changes). All changes are shown in the provided tracked change document versions of each element, together with comments (where helpful).

GENERAL CHANGES THROUGHOUT ALL ELEMENTS

- Throughout all Elements, topics related to economic development have been reviewed, and in some cases modified or removed as the city will have a new Economic Development Element in the updated plan.
- The term “rural” has been replaced with “pastoral” throughout all elements. Within the context of the GMA the word “rural” is not used to describe lands within cities. Further, updates to the GMA in 2023 have further limited the practical use of this term as “rural” areas cannot, due to their density, adequately support housing needs across various income levels and the variety of housing types required by the GMA.
- The word “welcoming” has been added in many areas as a description for the City’s overall character, to be inclusive and in order to achieve consistency with the city’s commitment to Diversity, Equity and Inclusion while still describing the City as “family-friendly.”

INTRODUCTION

The main changes we’ve prepared for potential inclusion in the Introduction chapter are:

- Adding a section describing the history of the Puyallup Tribe and the current context of the Tribe’s planning policies in relation to Edgewood. The proposed language has been approved by the Puyallup Tribe.
- Adding additional historical information related to the characteristics of Edgewood before and after incorporation to better demonstrate the City’s character shift over time.
- Modifying the description of housing. The previous Plan stated that 80% of households in Edgewood are single-family residences. This Element still acknowledges that the majority of residential units are single family (as a current condition) but now conveys the intent to continue to accommodate multi-family developments and duplexes throughout the City as well.

- Updating the Vision Statement to remove the word rural and add the word “welcoming” as mentioned in *General Changes Throughout All Elements* above. The community engagement work that we’ve completed over the past year indicates there is broad support to otherwise maintain the Vision statement as it is.
- Updating the Citizen Participation section include additional public outreach desired outcomes and strategies including meetings with interest groups and more efficient forms of communication for public notices. We will continue to further develop this description as this effort continues through the adoption phase.
- Removing of the *Amending the Comprehensive Plan* section and portions of the *Frameworks for Implementing and Amending the Comprehensive Plan* section, which included information that is better suited for the City of Edgewood Municipal Code (EMC) and is currently already stated in EMC Chapter 18.60.

NATURAL ENVIRONMENT ELEMENT

- Adding discussion on new GMA requirements, such as the Climate Element required by mid-2029.
 - The Goals and Policies section is updated to include icons for those goals that are related to climate change, helping to plan for the future Climate Element.
 - Policies have been updated to include NA1.o and NA1.p, which discuss adding a Climate Element and seeking funding for it.
- Adding information on EMC Title 14, Critical Areas Ordinance.
- Updating critical areas maps (Steep Slopes, Flood Hazards, Wetlands).
- Enhancing the description of geologically hazardous areas and wetlands.
- Adding a *Natural Resource Lands* section, as this topic should be addressed per the GMA; Edgewood does not contain any land that fits this classification.
- Adding proposed goals and policies based on RCW and GMA guidance and requirements.
 - Additional proposed policies were added to Goal NA.1 to address disproportionate impacts of environmental impacts on marginalized populations.
 - Added policy NA.3j related to educating the public on benefits of composting, as required by RCW 43.19A.
 - Added policies related to LID principles (policy NA.2.d), impervious surface reduction strategies (policy NA.2.i), and additional strategies for protecting water quality and preventing flood hazards (policy NA.2.j).
- Added Goal NA.6 regarding protecting and enhancing the City’s tree canopy through reviewing the feasibility for establishing an urban forestry program and Fee in Lieu Program, preserving and restoring native vegetation, etc.

PARKS, RECREATION, OPEN SPACE AND TRAILS ELEMENT

- Updating acreage, facilities, capacity, and conditions of all park inventories and added a section on private park facilities located within residential subdivisions (to align with the City’s adopted PROST plan and/or current conditions).

- Adding a section titled *Public Priorities*, incorporating data from public involvement completed for the 2022 PROST Plan, which found that trails and sidewalks were the highest need identified by respondents.
 - It is also mentioned that the Town Center is poised to become the epicenter for this desired trail network, as it is the “heart” of Edgewood.
- Making updates throughout the Element to ensure the consistency with the 2022 PROST Plan.

Cc: Wayne Carlson, Anisa Thaci – AHBL, Inc.
Morgan Dormer, City of Edgewood

INTRODUCTION

OVERVIEW

The Edgewood Comprehensive Plan looks forward to ~~2035~~²⁰⁴⁴, provides a vision for the future, identifies goals and policies to achieve that vision, creates a basis for the City's regulations and guides future decision-making.

This plan builds on the City's existing Comprehensive Plan, responds to community needs and fulfills the Washington [State Growth Management Act](#) (GMA) requirements for periodic review. It also conforms to Pierce County's Countywide Planning Policies and guidance from the Puget Sound Regional Council's ~~Vision 2040~~[VISION 2050 Plan](#).

Commented [A1]: "2035" has been updated to "2044" throughout the document.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a broad statement of the community's values and vision for its future. It is a policy road map that directs the orderly and coordinated physical development of the City for the next 20 years. It anticipates change and provides guidance for action to address and manage that change. The Edgewood Comprehensive Plan is specifically intended to sustain the small-town character, ambiance and charm that Edgewood has maintained throughout its history.

The Plan encompasses topics that address the physical, social, and economic health of the City. A comprehensive plan takes a long-range perspective. For this reason, guidance is intentionally general, providing broad direction ~~that does not prescribe outcomes, but not prescribing specific implementation measures or regulatory actions~~. A plan is also a living document that can be adapted to evolving conditions and offer a framework for considering of policy changes.

Commented [A2]: "Vision 2040" has been changed to "Vision 2050" throughout the document.

WHAT'S INSIDE THE PLAN?

As established by the GMA, the City is required to include [certain](#) chapters, [or elements](#), that address land use, housing, transportation, capital facilities and utilities. The City may also include chapters on other topics of local importance. In this case, the City of Edgewood has opted to include chapters on the environment, [economic development](#), community character, parks, and energy, [plus a Town Center Subarea Plan](#). ~~In addition to this introduction, the Edgewood Comprehensive Plan contains nine chapters, or elements, with goals and policies identified for each element. Each chapter contains~~

associated goals and policies that ~~are numbered and labeled according to their respective elements~~guide future actions by the City. The contents of each element are briefly summarized in Table 1.

Table 1: Plan Contents

ELEMENT	ELEMENT FOCUS
Natural Environment	Environmental stewardship, water quality, air quality, fish and wildlife habitat, natural hazards
Economic Development	Investment and economic opportunity, employment and industry trends and forecasts
Land Use	Land use capacity to meet projected growth, land use patterns, compatibility, sense of place, environmental protection, healthy living
Community Character	Site and building design, vegetation and landscaping, public spaces, neighborhood character, historic preservation
Housing	Housing capacity to meet projected growth, housing preservation, housing design, provision of a range of housing types to serve diverse needs and all economic segments of the community
Transportation	Transportation to support land uses envisioned by the Comprehensive Plan, movement of people and goods, transportation projects, financing, maintenance, safety, environmental protection
Parks, Recreation, Open Space	Parks, trails and open space goals, policies and priorities as established in the City's Parks, Recreation, Open Space and Trails (PROST) Plan
Utilities	Location and design of utilities, quality of service, collaboration with regional partners
Energy	Energy efficiency, conservation, alternative energy sources, public outreach and information
Capital Facilities	Facilities and infrastructure needed for public services that will support planned population and employment, level of service standards, financing strategies, design and location, maintenance

Commented [A3]: Note: We will ensure that this is revised to list out in the correct order

ECONOMIC DEVELOPMENT

As part of the Comprehensive Plan update process, the City developed preliminary strategies for economic development over the next 20 years. The strategies were organized around the four themes listed below.

- Capitalize on the opportunities presented by Town Center
- Promote Edgewood as a unique destination, highlighting its small town amenities and pastoral character
- Take advantage of Edgewood's strategic location
- Continue to define "economic development" for Edgewood

Figure 1 Edgewood Vicinity Map

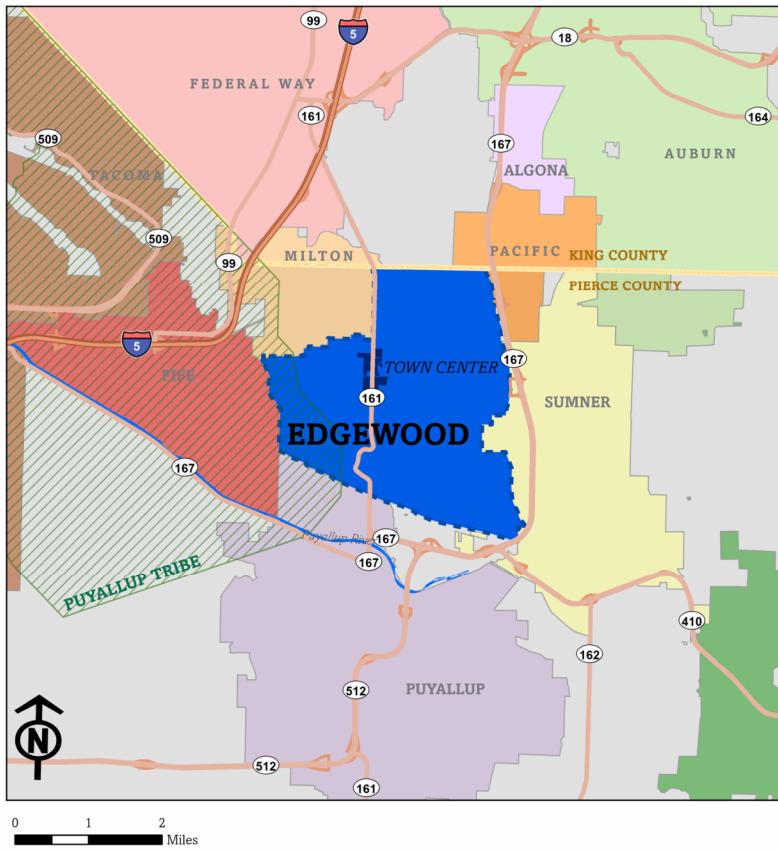


Figure 1: Vicinity Map

Commented [A4]: An updated map figure is shown

The City of Edgewood has prioritized economic development as a key goal of the Comprehensive Plan. Economic development strategies are integrated throughout the Comprehensive Plan. In each element, goals and policies that focus specifically on economic development are highlighted with the icon shown to the left.

PUYALLUP TRIBE OF INDIANS

Commented [A5]: Lauren Balisky indicated this Language is APPROVED by the Puyallup Tribe

The City is located on the traditional homelands of the spuyalepabš (people from the bend at the bottom of the river), also known as the Puyallup Tribe of Indians. The Puyallup people have lived on and stewarded these lands since time immemorial and continue to do so today. Traditionally, the Tribe has hunted, gathered, and fished throughout the Puget Sound, not just the Puyallup River Valley. In 1854, the Treaty of Medicine Creek established the initial Puyallup, Nisqually, and Squaxin Island Reservations and retained specific treaty rights to each people. The purpose of these lands is to house, sustain, and benefit the Puyallup people. The Treaty ceded lands that now encompass the entire geographical area of the City of Edgewood.

In 1857, the Puyallup Reservation area was expanded from what is now downtown Tacoma to include land in southwest Edgewood and the neighboring jurisdictions of Fife, Milton, Puyallup, Tacoma, and Pierce County. Approximately X% of the City is located within the current boundaries of the Reservation (Figure 1).

Commented [A6]: Calculation TBD

Over the next century, the Tribe would see almost all of its lands sold off or taken as a result of inconsistent enforcement of the treaty. Despite this, the Tribe has persevered, actively working to purchase land within the Reservation and practice its traditional treaty rights to benefit its people. The Tribe is a major employer in Pierce County, with a total estimated employment of 1,300, and approximately 19% of the 5,800 enrolled tribal members (2021) live on the Reservation.

Today, the Puyallup Tribe of Indians has developed its own Comprehensive Land Use Plan, focused primarily on topics critical to maintaining treaty rights associated with access to housing, environmental stewardship, conservation of cultural resources, climate change, and economic opportunity. The Plan includes all land in Edgewood located west of Meridian Ave E.

Commented [A7]: Available online at: https://www.puyalluptribe-nsn.gov/wp-content/uploads/PTOI-Comp-Plan_Adopted-Version.pdf

2uk'ʷədiid čət 2uhigʷəd txʷəl tiit 2a čət 2al te swatxʷixʷtxʷəd 2ə tiit puyalepabš. 2a ti dxʷəti swatxʷixʷtxʷəd 2ə tiit puyalepabš 2əstəlatil tul'əl tudi? tuhaʔkw. didiʔt 2a həlgʷə? 2al ti sɬəxʷl. dxʷəstətlis həlgʷə? gʷəl ƛ'uyayus həlgʷə? gʷəl ƛ'uɬ'axʷad həlgʷə? tiit bədədə? gʷəl tixčxʷ həlgʷə? tiit ʔiisəds həlgʷə? gʷəl ƛ'uʔalalus həlgʷə? gʷəl ƛ'utxʷəlšucidəb. xʷəla--b 2ə tiit tuyəl'yələbs.

We gratefully honor and acknowledge that we rest on the traditional lands of the Puyallup People. The Puyallup people have lived on this land since the beginning of time. They are still here today. They live, work, raise their children, take care of their community, practice their traditional ways and speak the Twulshootseed language – just as their ancestors did.

The City of Edgewood recognizes the value of coordinated, meaningful, intergovernmental planning with the Puyallup Tribe of Indians, particularly in regard to:

- Housing;
- Natural resources;
- Cultural and archaeological preservation;
- Climate and resiliency planning; and
- Permit intake and review in for proposals within and directly impacting the Reservation.

A CURRENT SNAPSHOT OF EDGEWOOD

The City of Edgewood is located in northern Pierce County, ~~just north of the City of Puyallup~~. It borders the cities of Sumner and Pacific to the east, the City of Puyallup and unincorporated Pierce County to the south, the cities of Milton and Fife to the west and unincorporated King County to the north. ~~Eighty percent of the City is located on North Hill and twenty percent in the Puyallup valley. In addition, parts of Edgewood are within the boundaries of the Puyallup Indian Reservation (Figure 1).~~ The city comprises a land area of approximately 5,382 acres, or approximately 8.41 square miles.

~~The City and its vicinity environs are part of the traditional lands of the Puyallup, Muckleshoot, Nisqually, and Coast Salish peoples.~~

Following homestead settlement of the region in the late 19th century, the area was mostly converted to farmsteads, orchards, grazing lands, and woodlots. The first known homesteader in the area that became Edgewood was William Benston. The local post office was established in 1894. The Seattle-Tacoma Interurban Railway began service in 1902, bringing significant growth and development to the area.

The City incorporated on February 28, 1996, and has maintained its character as a ~~small town, primarily~~ residential community with a ~~rustic~~ pastoral quality. While there is strong potential and pressure for urban growth, the community has expressed a desire to retain a small-town character.

~~It has a population of 9,525 according to the Washington State Office of Financial Management 2014 estimate. Over 80 percent of households are single family homes. Commercial development is concentrated along Meridian Ave E in the west central part of the City. The majority of the businesses in Edgewood are small, have a low profile and few employees. Churches are also important to the character of the community.~~

The majority of residential units are single-family, but there are also recently constructed multi-family developments and duplexes located throughout the City. Commercial, mixed-use, and multi-family development is concentrated along Meridian Ave E, particularly near and in an area known as "Town Center," where City Hall and the Civic Campus are located.

Outside of the Meridian Ave E corridor and Town Center, the City is home to many small, home-based businesses. Public land uses, such as parks, schools, civic buildings, and utility facilities, are distributed throughout the City. Places of worship and the Mountain View Community Center are also important to the character of the community.

VISION AND PLANNING FRAMEWORK

This section contains the City of Edgewood Comprehensive Plan Vision Statement and frameworks for planning for healthy communities, citizen participation and amending and implementing the Comprehensive Plan.

EDGEWOOD VISION

A vision statement is an aspirational description of the future that the City is trying to achieve through its plans and actions. For this Comprehensive Plan, the vision statement uses words to paint a picture of the City of Edgewood in 2044.

Vision Statement

In 2044, we have preserved our ~~rural~~ small-town character, welcoming ~~and~~ family-friendly neighborhoods and our trees and open spaces. Town Center is our ~~commercial hub~~ the city's core and home to a vibrant local economy. Pedestrian and bike paths connect people and places throughout our community. We are fiscally sustainable, providing high-quality public services within our financial capacity. Similarly, we strive to be environmentally sustainable, living within the capacity of our natural systems. We are a community of active citizens who are engaged in the decisions that shape our future and make Edgewood a unique and special place.

Commented [A8]: At a community meeting there was general consensus expressed that affirmed removal of the word "rural" would be okay, to avoid its connotation with areas outside of the urban growth area and to minimize scrutiny related to densities that may be less than desired by PSRC and/or Commerce. An alternative term could be "pastoral."

Commented [A9]: Suggested language to ensure inclusion themes are woven in

COMMUNITY HEALTH

Healthy communities are built on a foundation that considers the needs of the community with respect to environmental quality, economic vitality and social equity. As shown in Figure 2, ~~these characteristics are also referred to as people, prosperity and planet~~ healthy and sustainable communities are in balance with respect to people, prosperity and planet. Although health has not traditionally been a component of comprehensive planning processes, new state, regional and county policy guidance recognizes the link between health and the built environment. This guidance supports cities in assessing how they can improve the physical, social and mental wellbeing of community members.

The City of Edgewood has considered health as an integral part of the plan update and policies that promote healthy living are included throughout the Plan. For example, the Land Use Element ~~Goals IX and X~~ contains policies that promote healthy living by supporting land use patterns that provide opportunities for people in Edgewood to be physically active and to eat healthy food.

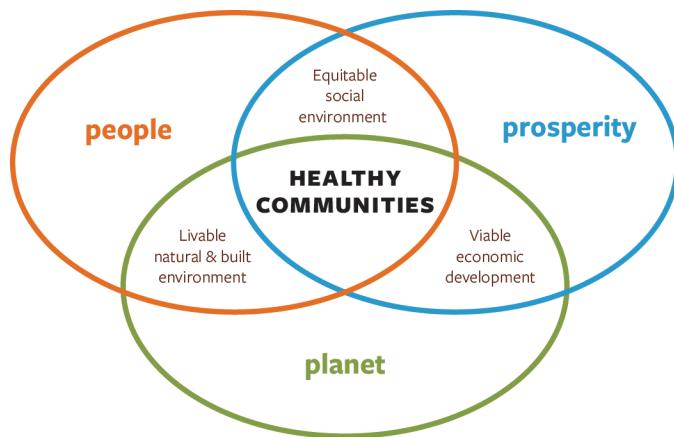


Figure 2: Healthy Communities Diagram

REGIONAL PLANNING AND VISION 2050

The Edgewood Comprehensive Plan was developed to support and help implement the multicounty policy guidance of VISION 2050. The following briefly summarizes how the city's Comprehensive Plan advances the overall direction established by VISION 2050.

Edgewood's Comprehensive Plan advances a sustainable approach to growth and future development. The plan considers sustainability holistically, with policies that support environmental, fiscal, and social sustainability. Collectively, these provisions ensure a healthy environment as a legacy for future generations.

The Comprehensive Plan has been updated based on residential and employment targets that recognize VISION 2050. Through the targeting process the plan has identified the number of housing units in the city for the year 2044 and establishes a realistic approach to providing affordable housing in our community.

The Comprehensive Plan addresses each of the policy areas in VISION 2050.

- Comprehensive plan policies address habitat protection, water conservation, air quality, and climate change¹.
- Environmentally-friendly development techniques, such as low-impact development and stormwater management techniques are supported.
- The plan calls for compact urban development focused in the Town Center and supports the City's design guidelines for mixed-use development.

¹ By June 30, 2029 the City is required to include a Climate Element.

- The housing element commits to expanding housing production at all income levels to meet the diverse needs of both current and future residents.
- Economic development policies ~~are integrated throughout the entire plan and~~ support a distinctive built and natural character and high quality of life as key economic development drivers.
- Transportation policies advance cleaner and more energy efficient mobility, with strategies that advance alternatives to driving alone.
- Transportation planning is coordinated with the state and neighboring jurisdictions, including level-of-service standards and concurrency provisions. Public service policies emphasize sustainability and conservation.
- The Plan also addresses local implementation actions in VISION 2050, ~~such as co-location of public facilities and housing targets.~~

CITIZEN PARTICIPATION

An active public participation program was an essential part of the ~~2015-2024~~ Comprehensive Plan update. The public participation effort was intended to achieve specific desired outcomes, including:

- Providing clear information to the public on the purpose of the update process and how it worked;
- Public meetings and events designed to provide opportunities for all interested parties to be heard, and for people to listen and learn from one another;
- Public participation events conducted in locations and at times where it will be convenient for citizens to contribute to the update process and provide opportunities for involvement from individuals who are unable to attend meetings;
- Broad participation of all interested groups and individuals regardless of point of view;
- Consideration of all participant viewpoints, even if views are not reflected in the outcomes; and
- A transparent process that clearly documents all public input and makes it available for public review.

~~The goals of public outreach were to:~~

~~Encourage participation among a wide range of citizens~~

~~Obtain meaningful, productive and substantive input on Plan content~~

~~Communicate to participants how their input affects decisions~~

~~Engage the public in resolving conflicts among competing interests~~

~~Build a framework that encourages a sustained dialog~~

~~Evaluation and document participation throughout the life of the project~~

In order to achieve these goals, the City undertook a wide variety of activities. The City utilized a series of open houses and community surveys to both relay information on the update process and to receive meaningful public input. Main components of the communication program include:

- **Surveys:** The City conducted three public surveys: community preference, land use & housing, transportation.
- **Public Workshops / Open Houses:** The City hosted 6 total public workshops and open houses: kick-off open house, key policy workshop, land use & housing strategies workshop, transportation workshop, land use and housing review workshop, and the final wrap up open house.
- **Webpage:** A specific website was set up for interested parties to receive updates, participate in surveys, submit comments, obtain notices and documents, and sign up for a mailing list. The City's website hosted a page dedicated to the 2024 Comprehensive Plan periodic update, including a link to the dedicated website.
- **Public notices:** Notices of workshops, public hearings, and other update events and milestones were placed on the website, posted at City Hall, and published in the Tacoma News Tribune (the local newspaper of record).
- **Comment forms:** Comment forms were made available at public facilities, such as City Hall and the Milton/Edgewood library, and at events.
- **Media releases:** Media releases were issued throughout the process to keep the public informed of events and progress.
- **Meetings with Interest Groups:** City staff met with XXXX interest groups.
 - o Additional meetings may be listed here- TBD
- **Written Comments:** Written comments were taken in the form of letters or emails sent to the City regarding the plan.
- **Planning Commission meetings:** Between mid-~~2014~~2023 and adoption of the Comprehensive Plan ~~and the PROS Plan in~~ 2015~~2024~~, the Planning Commission met approximately ~~20~~# times to review information, discuss

policy issues and make recommendations on policy direction. All meetings were open to the public and public comment was invited. Planning Commission meeting information was also posted on the City's website.

~~Major components of the City's outreach program are described below. A stand-alone Parks, Recreation and Open Space (PROS) Plan was developed as part of the Comprehensive Plan update. For this reason, the outreach program supported both planning efforts.~~

~~Po~~**stcard:** Two postcard mailings were used to announce events, update citizens on city activities and build an email distribution list. The postcards were intended to reach a wide range of community members, including those who regularly participate and also those who may be unaware of city activities.

~~R~~**oadway signs and flyers:** A series of roadway signs along the Meridian corridor and individual roadway signs on smaller corridors helped announce meetings for the parks portion of the Comprehensive Plan update process. Additional flyers were distributed throughout the city to announce public workshops and special events related to the planning process.

~~W~~**eb page:** Edgewood2035.com was developed to describe the Comprehensive Plan update purpose, process and opportunities to participate. Background materials and draft plan elements were posted on an ongoing basis and comments were invited. Web visitors could also sign up for an email update list.

~~C~~**omprehensive Plan Open House & Sign Advertising Parks Plan Public Meeting**

~~E~~**mail updates:** Email updates containing project information, alerting citizens of major events and inviting comment on draft work products were sent out over the course of the project.

~~O~~**nline survey:** As part of the parks planning process, the City conducted an online survey to gain public input on preferences for park improvements. The website was also used to ask citizens about key issues and concerns related to each element of the Comprehensive Plan. Questions were not designed as a statistically significant research tool, but rather as another indication of public opinion and as an opportunity for interested parties to engage in the process.

~~C~~**ommunity events and Speakers Bureau:** The City staffed special events, such as the

Edgewood Summer Picnic, the annual Christmas tree lighting and Park Clean-up Days, to provide information about the planning process and to gather input from interested citizens.

Community workshops: Interactive workshops were held at several different times to invite comments on preliminary plan goals and policies. Information about the key issues and direction of the plan were displayed and participants were invited to provide verbal or written comment. Invitations to these workshops were sent to the email update list, posted on the website, printed in the newspaper and sent via mail. A total of six workshops were conducted over the course of the planning process.

FRAMEWORK FOR CITIZEN PARTICIPATION

Going forward, active citizen participation remains a vital component of the City's planning process. The framework for citizen participation is as follows:



AMENDING THE COMPREHENSIVE PLAN

Comprehensive plans are dynamic living documents that require regular review and revision to ensure that they respond to changing needs of the community and respond to

Commented [A10]: These procedures are addressed in Ch. 18.60 EMC and city staff confirmed that removing from the Comp Plan makes sense

~~new federal or state law.~~

~~The city's municipal code is a major implementation tool for the Comprehensive Plan. The code specifies the kinds of uses that are permitted in each zone and sets standards for all new development and re-development.~~

~~The Comprehensive Plan also guides the location and siting of infrastructure and other capital facilities and the implementation of operational activities that affect community health, safety and character.~~

~~As noted before, comprehensive plan goals and policies provide guidance, but are intentionally written broadly to allow for flexibility in their future implementation. The City's approach for implementing and amending the Comprehensive Plan is described below.~~

FRAMEWORK FOR IMPLEMENTING THE COMPREHENSIVE PLAN

Consistent with GMA requirements, the Comprehensive Plan also includes a chapter focused on actions necessary to implement the Plan. This includes:

- Consistent with GMA requirements, develop and document a strategy for implementation of the Comprehensive Plan Developing a work plan, including a proposed schedule and priorities.
- Tracking and reporting on progress five years after the periodic update.
- Maintaining the Comprehensive Plan to ensure that changing conditions, including changes in the community and changes to regional, state and federal policies and regulation, are reflected in the Plan.
- Considering amendments to this plan no more than once a year (with certain exceptions such as initial adoption of a subarea plan, amendment of the capital facilities element that is part of the adoption or amendment of the City budget). Emergency amendments are permitted under certain circumstances.
- Consider proposed Comprehensive Plan amendments concurrently so that the cumulative effect of the proposals can be determined. The City may consider some amendments outside of the normal review cycle as authorized in the GMA. All proposed Comprehensive Plan amendments should include the following information:
 - A description of the proposed change
 - Statement of need, including discussion of why existing Comprehensive Plan policy should be changed

- A statement of how the amendment complies with the GMA's goals and specific requirements
- Demonstration of consistency with the City's vision
- Discussion of consistency with the balance of the Comprehensive Plan
- Response to public review and comment on the proposed change
- Ensure proposed Comprehensive Plan policy amendments are accompanied by any related and required implementing actions.
- Ensure that the Comprehensive Plan amendment process results in decisions that are consistent with other elements of the Comprehensive Plan.
- Implement a public participation strategy appropriate for each Comprehensive Plan amendment cycle, as established in the framework for citizen participation.
- Ensuring that the Comprehensive Plan, development regulations, City and other agency functional plans and budgets are mutually consistent and reinforce each other.
- Collaborating with partners to address regional policy issues, including city, county, state, federal and tribal governments; regional entities; the private sector; non-profit organizations; research institutions and community groups.
- Ensure Establishing a process to verify that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property.

NATURAL ENVIRONMENT



INTRODUCTION

Please look for this icon for goals and policies that focus specifically on economic development.

Edgewood's environment is comprised of both natural and built features. Scenic views, mature trees, rugged slopes, **plentiful groundwater reserves**, natural vegetation, streams, wetlands and depressional potholes are some of the aspects of the natural environment that Edgewood citizens value. The relationships between the City's natural environment and development have profound impacts on the quality of life in Edgewood. Edgewood's very name reflects the importance of the natural environment to community identity.

As development pressure intensifies in Edgewood, the protection of the natural environment becomes more **challenging****important**. The City must continually assess the relationship between the natural and built environments and evaluate the potential impacts of development on the environment and the community. Maintaining a quality natural environment in the City depends on coordinated actions between government, the private sector, and individuals.

This Natural Environment Element guides City efforts to protect and enhance the natural environment for present and future residents and provides a framework for achieving land use and development practices that are compatible with the natural environment. It is intended to meet the objectives of the state's Growth Management Act (GMA), [the federal Endangered Species Act \(ESA\)](#), State Environmental Policy Act (SEPA), County-Wide Planning Policies for Pierce County and other applicable federal, state and county policies.

This Element also provides guidance for reducing the risks to people, property, and the environment posed by geological and flood hazard areas. The City's Hazard Mitigation Plan [and the region's 2020 Pierce County's Hazard Mitigation Plan both provide](#) **provides** additional mitigation strategies and background information about natural hazards.

[Some environmental impacts from development \(e.g., heat island effect, greenhouse gas emissions\) are not currently regulated by city code or state regulations. However, in 2023 the Washington State Legislature added a climate goal to the GMA. Accordingly, Edgewood is required add a *Climate Element* to the comprehensive plan by mid-2029, which will include topics addressing resilience and the mitigation of greenhouse gas](#)

emissions.

BACKGROUND INFORMATION

Commented [A1]: We have moved this and the follow sections from the "Volume 2" document to be here

OVERVIEW

Edgewood was once primarily an agricultural and wooded area. Since incorporation, the City has become increasingly urban. Edgewood is located on top of a drumlin, an elongated plateau formed by glacial till, giving it its informal name: North Hill. Most of the city area is located on this upland plateau bordered by the steep walls of the Puyallup River valley to the west and south and of the White River valley to the east and south. The southernmost portion of the City is in the Puyallup River valley. Elevations within the City begin at 20 feet above sea level and rise to approximately 500 feet. The highest elevations are found in the southeast corner of the City. There are several closed topographic depressions throughout the City, locally known as "potholes." Natural areas within the City also include the potholes, steep slopes, ravines, natural reserves, wetlands, streams, flood areas, aquifer recharge areas, native growth easements and stands of mature trees.

These areas are found on both private and public property.

Climate

The City experiences a typical maritime climate of mild, wet winters and relatively cool, dry summers. On average the city receives The average precipitation rate for the area is approximately 38.3 inches of precipitation annually per year, The annual precipitation which occurs primarily in an eight-month period beginning in October and ending in May. The average annual temperature for the area is 50.8 degrees Fahrenheit. Over the course of a year, the temperature typically varies from 37 degrees Fahrenheit to 79 degrees Fahrenheit and is rarely below 27 or above 89 degrees Fahrenheit.

CRITICAL AREAS

The GMA requires cities to develop policies and development regulations to protect critical areas using best available science. Critical areas include wetlands, areas with a critical recharging effect on aquifers used for drinking water, frequently flooded areas,

geologically hazardous areas, and fish and wildlife habitat conservation areas. The City has identified and mapped many critical areas, shown in Figure 1, 2 and 3. Identification of additional critical areas is an ongoing process and generally occurs concurrent with development activities when the application critical area protection measures are applied as part of the application review.

As mandated by the GMA, the City of Edgewood's Critical Areas Ordinance (Codified at Edgewood Municipal Code Title 14) promotes the maintenance, enhancement, and preservation of critical areas and environmentally sensitive natural systems by avoiding or minimizing adverse impacts from construction and development. Under the GMA, local governments are required to use the Best Available Science (BAS) when reviewing and revising policies and regulations for critical areas. "Buffers" are areas that may be adjacent to a critical area that have specific building and development activities restrictions intended to protect the resource. The plans and regulations designed to protect critical areas are not intended to deny a reasonable use of private and public property, but to assure that development on or near critical areas is accomplished in a manner that is sensitive to the environmental resources of the community.

Figure 4 Critical Areas – Steep Slopes

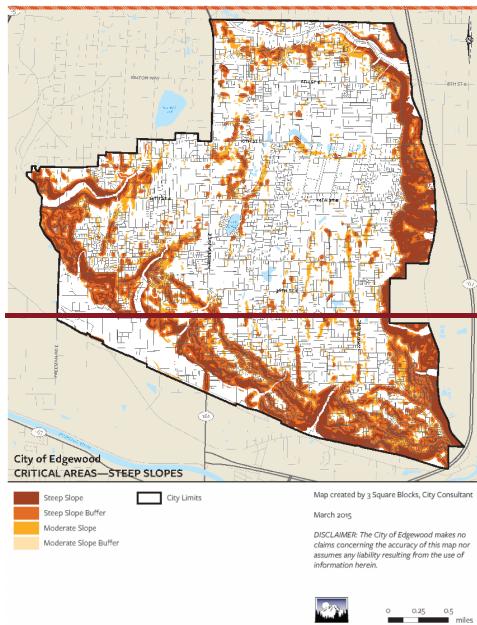


Figure 5 Critical Areas – Flood Hazards

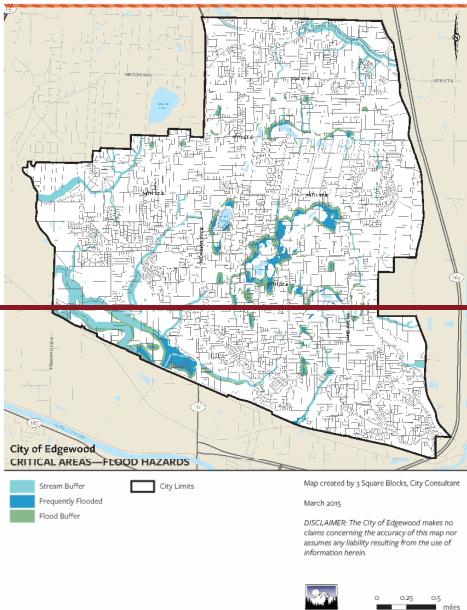
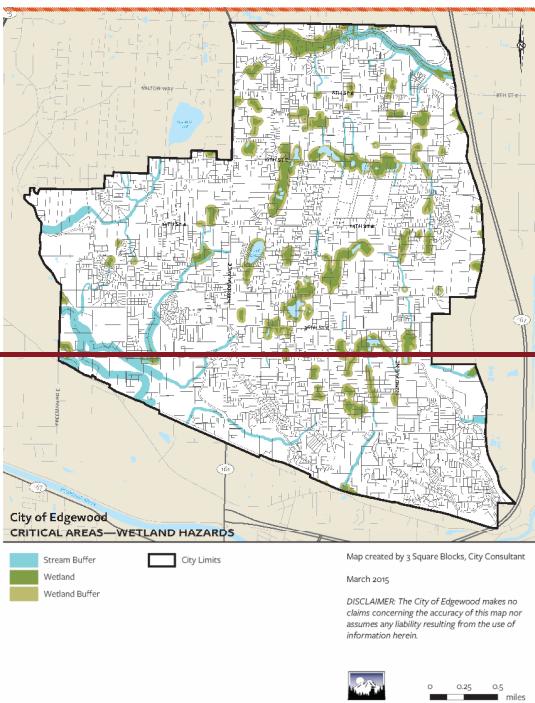


Figure 6 Critical Areas—Wetland Hazards



Note: The locations of the critical areas in the figures below can also be found on the Edgewood GIS online mapping system.

Figure 1: Critical Areas - Steep Slopes

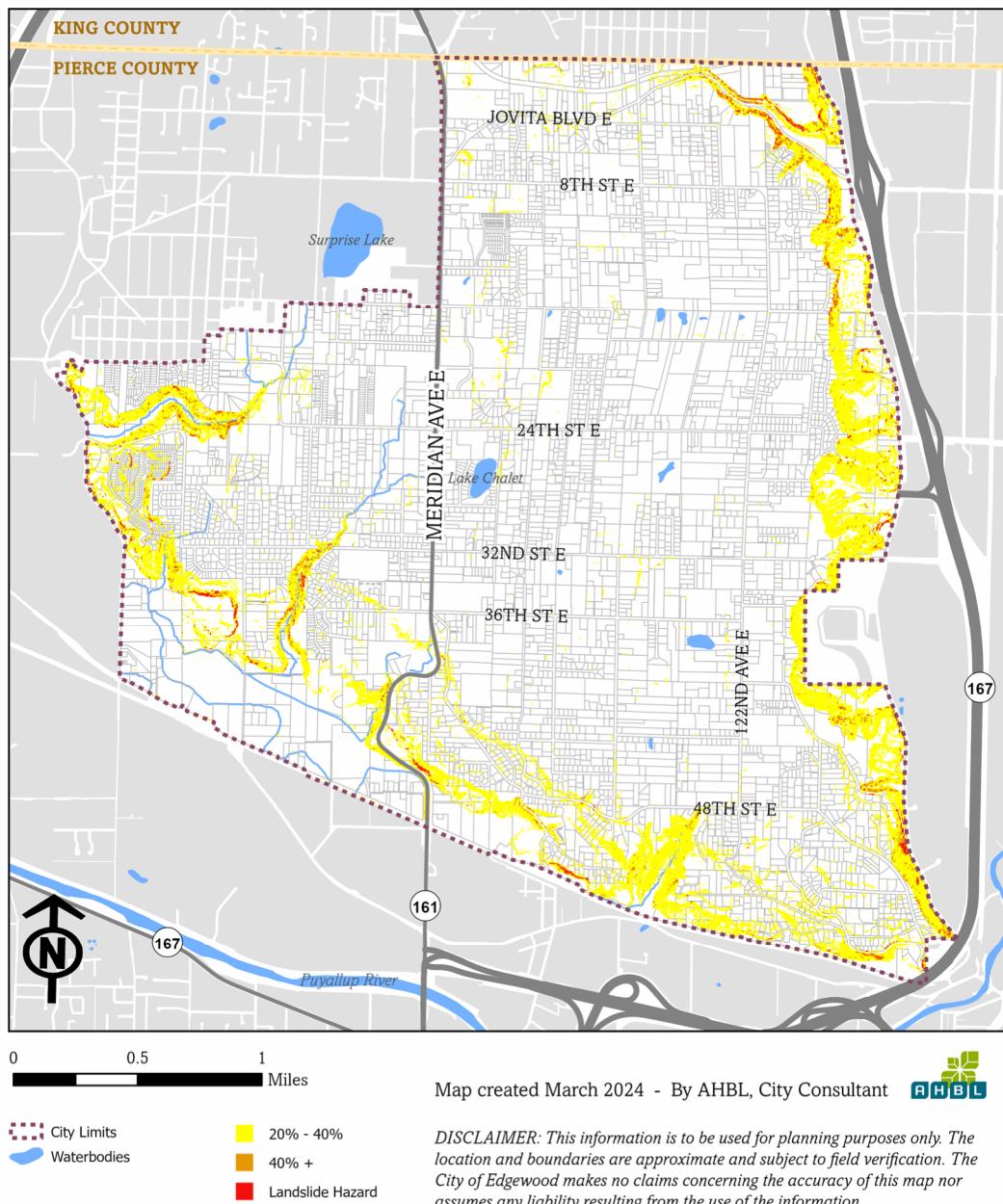


Figure 2: Critical Areas - Flood Hazards

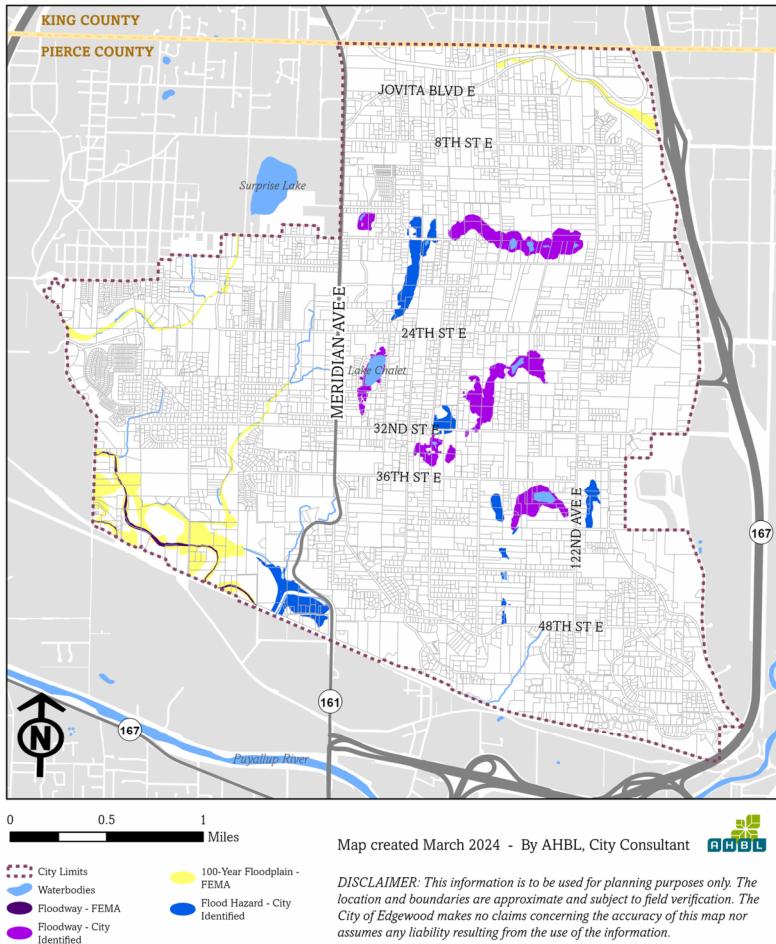
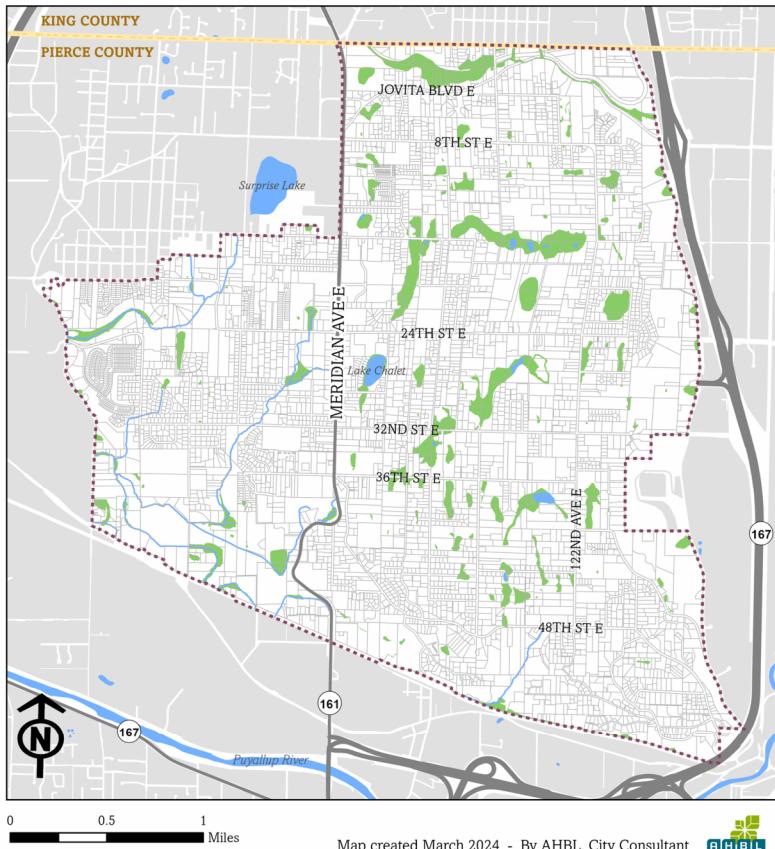


Figure 3: Critical Areas – Wetlands Hazards

The following map indicates the locations of wetlands within the City, excluding buffers required per EMC 14.40.030.

Commented [A3]: AHBL did not include any buffers to the wetland (as was previously included, because buffer widths vary based on the wetland category which must be determined on a case-by-case basis in the field).



EARTH RESOURCES

Soils

The soils of Edgewood are in the Alderwood-Everett association on the plateau and the Puyallup-Sultan association in the Puyallup and White River valleys in the eastern and southern portions of the City. On the plateau, the predominant soil is Alderwood, with large areas of Kapowsin. The plateau soils also contain large pockets of Everett, Indianola and Neilton soils. The valley areas in the southern and eastern portions of the City contain primarily Snohomish, Briscot, Puyallup, Shalcar and Sultan soils.

Soil Type	Runoff Potential	Infiltration Rate	
Everett	Low	High	
Indianola	Low	High	
Neilton	Low	High	
Puyallup	Moderately low	Moderate	
Alderwood	Moderately high	Low	
Sultan	Moderately high	Low	
Briscot	High	Low	
Kapowsin	High	Low	
Shalcar	High	Low	
Snohomish	High	Low	

~~and low infiltration rates. Briscot, Kapowsin, Shalcar and Snohomish soils have high runoff potential and low infiltration rates.~~ Many exceptions to these classifications exist.

Geologically Hazardous Areas

Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when

Commented [A4]: We added this section and subordinated the headings for Erosion, Steep Slopes..., etc.

The reason is that "geologic hazards" are discussed in the intro and in the Goals & Policies but it's not set out clearly what that means so I've added this information for readers who may be unfamiliar.

incompatible commercial, residential, or industrial development is sited in areas of significant hazard. Some geological hazards can be reduced or mitigated by engineering, design, or modified construction or mining practices so that risks to public health and safety are minimized. When technology cannot reduce risks to acceptable levels, development in geologically hazardous areas must be avoided.

Commented [A5]: This is per the GMA in WAC 365-190-120

Erosion

Erosion is a natural process where rain, running water and wind loosen and transport soil from one location to another. Of these natural forces, erosion by rain and running water is by far the most common within the Puget Sound region. The susceptibility of any soil type to erosion depends upon the physical and chemical characteristics of the soil, its protective vegetative cover, slope length and gradient, intensity of rainfall, and the velocity of water runoff. The City contains areas that are prone to erosion activity. Steep slope areas and areas cleared of vegetation are the most susceptible to erosion.

Steep Slopes and Landslide Hazards

The steepest slopes in the City are generally found along the southern, eastern, and western hillsides, and particularly Jovita Canyon near the Edgewood city limits, exceeding 30 percent in places. Potentially unstable slopes are a major hazard to people, structures, and other land uses and infrastructure. Landslide and steep slope hazards were evaluated in the City of Edgewood Surface Water Management Plan (SWMP, [January 1997](#)[December 2018](#)). The SWMP documented the observed presence of landslide features, soil conditions that are conducive to landslides and slope inclination.

Seismic and Volcanic Mudslide ([Lahar](#)) Hazards

Seismic hazard areas are those areas subject to severe risk of earthquake damage because of settlement, lateral spreading, slope failure or soil liquefaction. These conditions occur in areas underlain by soils with low cohesion and density, usually in association with a shallow groundwater table. When shaken by an earthquake, certain soils lose their ability to support a load ([such as a structure](#)). Some soils will flow like a fluid; this process is called liquefaction. Loss of soil strength can also result in failure of the ground surface and damage to structures supported in or on the soil. Loose, water-

Commented [A6]: AHBL has shapefiles for both of these and will provide a map that can be added.

saturated materials are the most susceptible to ground failure due to earthquakes. The primary areas of seismic hazards within the City of Edgewood are those along steep slopes, within valley bottoms, atop alluvial fans (for example, the mouth of Jovita canyon) and some areas of filled/graded land.

In addition to seismic hazards, some of the areas within Edgewood are prone to volcanic mudslide hazards. A major landslide on Mount Rainier, southeast of Edgewood, could affect some areas in the southwestern parts of the City.

VEGETATION AND WILDLIFE HABITAT

Forested open space, wetlands, and native vegetation ~~found on steep slopes and larger lots~~ are important resources that should be preserved. Trees and native vegetation help stabilize soil on steep slopes and some tree stands can serve as barriers to wind and sound barriers. Trees provide oxygen, purify the air, slow and absorb stormwater runoff, stabilize slopes, prevent erosion, and provide shade. They can greatly enhance a community's appearance and provide natural beauty. Plants replenish the soil with nutrients and generate oxygen and clean pollutants from the air. The native vegetation found near creeks, lakes, wetlands and ~~depressional potholes~~ offer habitats for a wide variety of ~~migrant and resident~~ wildlife including migratory species. Less-developed wooded areas associated with stream courses and steep slopes also provide habitats for many birds and mammals. In addition, wetlands, depressional potholes, and riparian vegetation provide surface water storage and help clean surface water of pollutants and sediment and provide habitat for ~~salmon~~-species regulated under the Endangered Species Act including the Northwestern Pond Turtle and Salmon. Forest cover also protects riparian habitat, keeping water temperatures cool.

Commented [A7]: Consider adding a map of the locations (and calculate what percentage of the total city area those cover)

~~Aerial photos show that the Community is a mosaic of various types of vegetation.~~ The largest, most contiguous areas of native vegetation in Edgewood are primarily found on the southern, western, and eastern hillsides. These areas, together with wetlands and depressional areas, provide the highest quality wildlife habitat found in the City. However, areas of less intensive development also contain mature trees and other native vegetation, which provide secondary wildlife habitat and substantially contribute to the quality of life in the City.

~~The process of urbanization~~Development often results in the conversion of habitat areas to other uses. The loss of certain types of habitat can have significant and adverse effects

on the health of fish and wildlife species. The City has development regulations in place to protect and limit impacts to habitat during development. This includes critical fish and wildlife habitat areas, which provide habitat for species designated by state or federal agencies as endangered, threatened, sensitive, candidate, or priority species.

AIR QUALITY

One of the basic characteristics of a livable city is clean air. Numerous federal, state, and regional ~~and local~~ agencies enact and enforce legislation to protect air quality. Good air quality in Edgewood, and in the region, requires controlling emissions from all sources, including: internal combustion engines, industrial operations, indoor and outdoor burning and wind-borne particles from land clearing and development. In the Puget Sound region, vehicle emissions are the primary source of air pollution [and particulates and smoke generated from wildland fires across the Western US and Canada can also have substantial impacts.](#)

[Seattle-Tacoma International Airport is the major aviation hub connecting the Puget Sound region to cities across the globe which continues to grow and expand. Airplanes contribute to air pollution and can worsen air quality and pollution emitted from aircraft is often even smaller than pollutants emitted from roadways. Smaller pollution particles can filter into the body with greater ease, and cause health issues for vulnerable populations including pregnant women and youth. In addition, ultrafine particles are not monitored or regulated by the EPA. Thus, the impacts of air pollution as outlined in the study will likely worsen as passenger traffic increases at the airport. Edgewood lies south of SeaTac airport and within the flightpath aligning with the runways.](#)

Local and regional components must be integrated in a comprehensive strategy designed to improve air quality through transportation system improvements, vehicle emissions reductions, and [vehicle trip](#) demand management strategies.

Air quality is measured by the concentration of chemical compounds and particulate matter in the air outside of buildings. Air that contains carbon monoxide, ozone, and particulate matter can degrade the health of humans, animals, and plants. Human health risks from poor air quality range in severity from headaches and dizziness to cancer, respiratory disease, and other serious illnesses, to premature death. Potential ecological impacts include damage to trees and other types of vegetation. Quality of life concerns ~~include relating to poor degradation of~~ visibility and deposit of soot and other particulate

matter on homes and other property are additional concerns.

The City seeks long-term strategies to address air quality problems, both on the local level, and also in the context of the entire Puget Sound Basin with coordination and major direction from the Puget Sound Air Pollution Control Agency.

WATER

Drainage Systems and Flood Hazards

Edgewood is part of the Puyallup River and White River watersheds. Drainage basins in the City include closed depressions, creeks, steep slope ravines, and year-round water bodies. Some of the closed depressions, locally known as potholes, are identified in the City of Edgewood Surface Water Management Plan. ~~These include the Edgewood Bowl, the 108th Avenue pothole, the 114th Avenue pothole, the 122nd Avenue pothole, the Surprise Lake pothole and many smaller potholes. Creeks within the City include Jovita, Simons, Wapato East, Wapato West and Surprise Lake Creek. Year round water bodies consist of Lake Chalet and the creeks. Nearby Surprise Lake, located within the City of Milton, is a drainage basin for some areas within the City Limits of Edgewood.~~

Edgewood is located within the Puyallup-White River Watershed Resource Inventory Area (WRIA) 10. Watershed planning is performed at the regional level and the City participated in the creation and approval of the WRIA 10 Final Draft Watershed Restoration and Enhancement Plan¹, adopted by Ecology in 2021.

The surface drainage system of the City of Edgewood also includes floodplains.

~~Floodplains are identified on the Digital Flood Insurance Rate Maps (DFIRMS) (FIRMs) for Edgewood that are prepared by the Federal Emergency Management Agency (FEMA) are official flood map used in the National Flood Insurance Program. These maps illustrate the predicted flood area in a 100 year and "500 year" storm event. These maps are regulatory tools and provide a lot of information including the location of "100-year" flooding (the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year) and "500-year" floods (areas of minimal flood hazard but which still have a 0.2-percent chance of flooding in any given year). The City has designated the 100-year flood hazard areas as frequently flooded areas.~~

Commented [A8]: All covered below so deleting from here

¹ [Edgewood Resolution No. 21-0548](#)

As development continues in Edgewood, it will affect water quality and stormwater runoff quality and quantity. New development can cause or aggravate drainage problems by increasing impervious area, reducing vegetative cover, changing runoff routes, accelerating runoff rate and in other ways. By increasing stormwater quantity and velocity, development can diminish water quality. Improvements and mitigation measures are needed to reduce the risk of erosion, landslides and flooding, and secondary impacts such as property damage, road closures, degradation of fish and wildlife habitat and inundation of septic systems.

Streams and Creeks

Numerous small streams and creeks are found within or adjacent to the City of Edgewood. Many of these streams have been placed in culverts, channels, or are otherwise altered. Jovita Creek flows eastward into the White River. Surprise Lake Creek begins within the City limits of Milton, flows through Edgewood, then out through Edgewood's western boundary. Wapato Creek flows through the southwestern corner of Edgewood, then westward into the City of Fife. Before leaving Edgewood, Wapato Creek is joined by Simons Creek. Coho salmon, steelhead and cutthroat are present in Jovita Creek, Simons Creek and Wapato Creek. Coho and steelhead spawn in Simons Creek and Jovita Creek.

Some portions of the watersheds drained by creeks in the City have been paved or otherwise developed. This development dramatically increases the volume of water in the creeks during storm surges and reduces in-stream flows during drier periods of the year. This combination of more intense storm surges and overall lower flows causes numerous environmental problems, including: increased stream bank erosion, scouring and deepening of the stream channel, reduced water quality, sedimentation of gravel, damage to stream-side vegetation and reduction or elimination of habitat for wildlife, fish and the insects on which fish feed. Creeks can be damaged as a result of large quantities of storm water as well as by pollutants they may contain. The City has adopted regulations to address these issues².

Wetlands

Wetlands are defined throughout Washington State as areas that are inundated or

² None of the waterbodies are large enough to be classified as a Shoreline of the State, and therefore the City is not required to maintain a Shoreline Management Plan (SMP) under the Shoreline Management Act (1971).

saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands within the City are part of a Palustrine System. Palustrine systems include all non-tidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens. When planning for the future of the community, it is important to consider the specialized functions that wetlands perform as part of the natural ecosystem. To maintain water quality, support groundwater, vegetation and wildlife, it is imperative that wetlands, and their functions and values, be preserved to the extent possible. Clearing of vegetation, grading, filling, and draining and other activities associated with land development, may decrease the ability of wetland areas to provide drainage, stabilize stream banks, provide wildlife habitat, and filter pollutants from the water.

Wetlands also play a significant role in flood control. During flooding, streams overflow their banks and spread out across the floodplain. Wetlands attenuate the peak flows from storm events by storing water during wet periods and discharging the stored water during dryer periods. Some of the wetlands within the City of Edgewood have been identified and mapped. Other wetlands have not been identified and will be identified during development review. Several wetland areas exist in the depressional potholes. Stream corridors in Edgewood are generally too steep to contain continuous wetlands, but wetlands can still develop in these areas.

Groundwater and Aquifer Recharge Areas

When precipitation occurs, rainwater infiltrates the soil and percolates to the water table. This action recharges the groundwater system. Groundwater moves down a hydraulic gradient to where the water table either coincides with or lies above the land surface—this is the discharge area. Areas of permeable soil and areas where surface water accumulates are likely to be aquifer recharge areas.

Preventing groundwater contamination is much more cost-effective than groundwater cleanup requirements, and the GMA requires protection of the public groundwater drinking supplies.

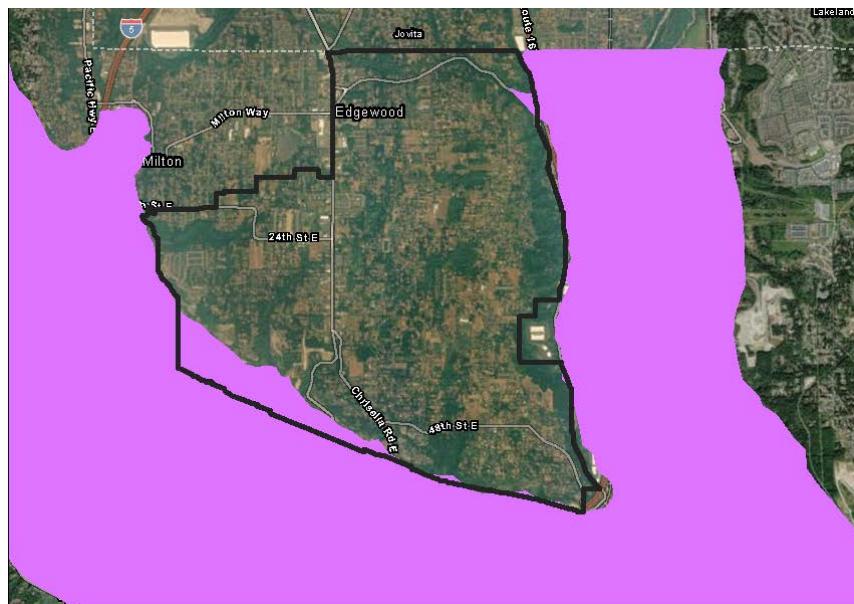
The state of aquifer recharge areas affects the quantity and quality of groundwater. For instance, polluted areas and areas with a high amount of impervious surfaces can have a negative impact on groundwater supplies. Pollution contaminates water, whereas

impervious surfaces reduce the amount of water returning to groundwater storage systems. Land uses directly impact the state of aquifer recharge areas.

The GMA requires that cities and counties identify and regulate “areas with a critical recharging effect on aquifers used for potable water.” Aquifer recharge areas exist throughout the City. Studies have not been conducted to determine the exact locations of critical recharge areas. However, the depressional potholes act as aquifer recharge areas by concentrating runoff. In addition, upland deposits of sand and gravel provide important storage and likely function as recharge areas.

The City contains many observed springs and seeps along the hillsides to the east, southeast and southwest from the upland plateau, which attests to one or more water bearing zones above the valley floors.

[**Figure 4: Critical Aquifer Recharge Areas**](#)



Commented [A9]: Just an FYI, the CARA mapping on the city's website doesn't include the Pothole areas.

Commented [A10R9]: Do we still want to include the Map below anyways?

Commented [A11R9]: Lauren comment: Good recommendation for reconciliation during the CAO update.

City Limits



Aquifer Recharge Area [Critical Area]



NATURAL RESOURCE LANDS

The GMA required that counties classify natural resource lands of long-term commercial significance, to include agricultural, forest, or mineral resource lands. No land in Edgewood has a natural resource land classification or designation.

GOALS AND POLICIES

 Please look for this icon for goals and policies that focus specifically on Climate Change.

Goal NA.1 Protect and enhance the natural environment for the benefit of current and future generations.

- NA.1a Conduct all City activities in a manner that minimizes adverse environmental impacts, including policy and regulatory decisions, budget decisions, public projects and departmental operations in a manner that minimizes adverse environmental impacts.
- NA.1b Maintain the City's inventory of designated critical areas, and continue to add to it as update the information as new critical areas are identified.
- NA.1c Maintain and implement development regulations that conserve and protect the functions and values of critical areas, updating development regulations as necessary to respond to advances in the best available science and changing conditions in the City.
 - Give special consideration to protecting critical areas that provide habitat for anadromous fish.

Commented [A12]: Jeremy comment: See [EMC 14.120](#)

- We've talked about the need to update this reference, but I think the verbiage highlighted here may be premature?

Lauren responded: This is specifically called out in the GMA and was required to be designated by September 1991 - it is consistent and should stay for now. Firwood Pit is technically in this category.

Commented [A13]: All tree icons added throughout are new additions - not shown in tracked changes for the remainder of this Element.

Commented [A14]: We are flagging goals and policies that relate to Climate Change to set the stage for future revisions (or moving to a separate Climate Element, if the city takes that direction)

Commented [A15]: We have removed the roman numerals and extra punctuation to make the numbering more simple.

In addition to their intrinsic value, healthy natural systems provide multiple benefits to Edgewood. These include raw materials and rural pastoral scenery that support the City's economy, healthy living conditions for residents and ecosystem services such as stormwater control.

- NA.1d Cooperate with other governments, the private sector, community groups and non-profit organizations to protect and enhance the environment.
- NA.1e  Explore the use of new and evolving technologies and strategies to support environmental sustainability.
- NA.1f  Support education and involvement programs that empower community members to practice environmental stewardship.
- NA.1g Coordinate with community members to preserve natural open space lands.

See the Parks, Recreation and Open Space Element on page 53 for additional guidance, Policy PR.V.e.

- NA.1h Direct development to areas where adverse impacts on natural resources can be minimized (for example, preserve tree stands).
- NA.1i Provide incentives for development that is designed, sited and constructed to minimize environmental impacts.
- NA.1j Require mitigating mitigation measures for new development that creates environmental impacts.
- NA.1k Require measures to minimize excessive noise and light emitted from commercial land uses, industrial land uses, and other sources.
- NA.1l Ensure that all residents of the region, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment.
- NA.1m Prioritize the reduction of environmental impacts to vulnerable populations that have been disproportionately affected³.
- NA.1n Develop strategies to clean up brownfields and other contaminated sites.

³ See SSHAEP work documents (XXX, Berk).

- NA.1o Seek funding from the Washington State Department of Commerce to cover the costs of adding a Climate Element to the Comprehensive Plan, such as technical assistance, in accordance with the state's Climate Commitment Act.
- NA.1p By June 30, 2029 add a Climate Element, comprised of two sub-elements (a Greenhouse Gas Emissions Reduction sub-element and a Resiliency sub-element) to this Plan per RCW 36.70A.070(9).

Goal NA.2 Protect and enhance water quality and hydrological functions.

- NA.2a Work with neighboring jurisdictions and other partners to maintain and restore natural hydrological functions on a drainage-basin level.
- NA.2b Promote the sustainable use of water resources, including conservation efforts and implement the Water Use Efficiency Program within City facilities and buildings.
- NA.2c Prevent pollution of surface water and groundwater resources through regulations, programs, and public education.
- NA.2d Require new development to utilize stormwater best management practices, including low impact development (LID) principles such as reducing stormwater runoff, and other techniques to replicate natural drainage techniquesprocesses.

Best management practices (BMPs) are physical, structural, and/or managerial practices that reflect the current best balanced thinking on how to achieve results.

- NA.2e Strive to minimize impervious surfaces in the City, particularly in the potholes areas.
- NA.2f Encourage the proliferation of sanitary sewers throughout the City and ensure the proper use and maintenance of on-site sanitary systems.
- NA.2g Protect and preserve areas that are critical for aquifer recharge, such as wetlands, streams, and water bodies.
- NA.2h Strive for “no net loss” of wetland aereagearea, function, and value

within each drainage basin over the long-term.

- NA.2i Support initiatives to reduce impervious surfaces, prevent surface erosion, decrease the use of fertilizer and pesticides, and prevent contamination of stormwater runoff.
- NA.2j Consider updating the existing clearing and grading ordinance to minimize ground disturbance, prevent potential flooding hazards, and protect water quality.

Goal NA.3 Protect and enhance air quality, including addressing climate change.

- NA.3a Support federal, state and regional clean air policies, including the Puget Sound Clean Air Agency's growth management policies.
- NA.3b  Participate in regional efforts to address climate change.
- NA.3c  Monitor the potential adverse effects of climate change on Edgewood, and update adaptation and mitigation strategies as needed.
- NA.3d  Promote energy efficiency and the use of renewable and alternative energy sources that help to improve air quality and reduce greenhouse gases (see Energy Element).
- NA.3e  Encourage non-motorized and public transportation and provide opportunities for reduced automobile travel.
- NA.3f  Support transportation system design that reduces idling and enables efficient movement of cars through the City, such as optimized signal timing (see Transportation Element and Energy Element).
- NA.3g Maintain and consider enhancing dust abatement activities and regulations.
- NA.3h Encourage the retention of existing native vegetation, and the incorporation of native landscaping in developed areas.
- NA.3i Promote healthy indoor air quality through building regulations and through public education.

NA.3j  Divert organic material going to landfills in order to reduce methane emissions through the implementation of the City's compost procurement policy and conduct educational outreach to inform residents about the value of compost and how the city uses compost.

Commented [A16]: EMC Chapter 2.66 (Required per RCW 43.19A)

Goal NA.4 Protect and enhance fish and wildlife habitat.

- NA.4a Plan for and preserve habitat areas, including wildlife corridors and areas with healthy native ecosystems, through development regulations and as part of the Parks, Open Space and Recreation Plan.
- NA.4b Actively participate in regional species protection efforts, including salmon habitat protection and restoration.
- NA.4c Encourage the removal of invasive species and the replanting of ~~natural~~ native vegetation.
- NA.4d With the exception of habitat improvements, stream alterations should only occur when absolutely necessary and should minimize adverse impacts to aquatic life.

Goal NA.5 Minimize risks to people, property and the environment posed by geological and flood hazard areas.

- NA.5a Encourage new development to locate outside of geological and flood hazard areas.
- NA.5b Regulate development in hazard areas to ensure that it does not cause safety risks, and that appropriate building standards and mitigation measures are used to address site conditions.
- NA.5c Promote retention of vegetation and limit land disturbance in identified steep slope and landslide hazard areas.
- NA.5d Protect existing natural areas that provide stormwater storage during flood events.
- NA.5e Promote educational efforts to inform landowners about hazard areas and steps they can take to mitigate risks and prepare for emergencies.

Goal NA.6 Protect and enhance the City's tree canopy.

- NA.6a  Enhance the urban tree canopy to support climate resilience, mitigate urban heat, manage stormwater, conserve energy, improve mental and physical health, and strengthen economic prosperity.
- NA.6b Review the feasibility of establishing an urban forestry program.
- NA.6c Establish an urban forest manual or guide with an approved or recommended tree lists appropriate for use in streetscapes, landscaping, and critical areas.
- NA.6d Maximize the number, diversity, suitability, location, and size of trees planted.
- NA.6e Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.
- NA.6f Review the feasibility of establishing a Fee In Lieu Program option for tree replacement for development projects within the City.

Commented [A17]: EMC 18.90.180 "Tree Preservation" was added to the Municipal Code in 2021 and so we recommend these changes.

PARKS, RECREATION, OPEN SPACE, AND TRAILS



INTRODUCTION

Please look for this icon for goals and policies that focus specifically on economic development.

The Parks, Recreation, ~~and~~[Open Space, and Trails](#) Element guides expansion of Edgewood's park system over the coming years. It reflects the community's vision for the park system and supports opportunities for healthy and active living. It also supports other plan elements, such as the Environment Element (through discussion of conservation of natural areas) and the Land Use and Transportation Elements (through discussion of paths and trails).

This Element draws its goals and policies from the City of Edgewood's [2022 Parks, Recreation, Open Space, and Trails Plan \(PROST Plan\)](#). The [PROST Plan](#) was developed consistent with the Comprehensive Plan and meets the requirements of the Washington State Recreation and Conservation Office (RCO). The [PROST Plan](#) offers a comprehensive look at the park system, including existing facilities, community interests, demand and need for services, funding implications for improvements and ongoing maintenance. It provides a solid basis of information for prioritization and decision-making on parks and recreation facilities and services. Additional background information, including parks inventory and current condition assessments, can be found in the PROST Plan.

Commented [A1]: "Parks, Recreation, and Open Space" is updated to "Parks, Recreation, Open Space, and Trails" in the Element title and throughout this document

BACKGROUND INFORMATION

PARKS INVENTORY

As of 2024, Edgewood has ~~112~~[approximately 181](#) acres of [available](#) parkland. The City classifies parkland as active parks or passive open space. Active parks are parks intended to meet community needs for a wide range of recreational activities, such as playing team sports, practicing individual physical activities such as running or bicycling, playing on play equipment, having a picnic, and hosting events and classes. Active parks should be developed to include facilities that support these types of uses.

Commented [A2]: We have moved the information from the "Volume 2" document to here (and updated it)



Figure 1: Park Planning Event

Passive open space includes lands that are intended to be left primarily in their natural state with little or no facility improvements. These lands may contain distinctive natural features, have historic cultural or scenic value, or provide important ecological functions such as habitat for native plants and wildlife. Open spaces can be enjoyed by the public through passive recreational use in a natural setting.

~~About half of the City's parkland is composed of active park sites and about half is composed of open space sites.~~ Table 1 and Table 2 list information for the City's inventory of active parks and open space. Figure 2 shows the location of each site.

Additionally, parks, passive open space, and trail assets in the city are further classified as neighborhood parks, community parks, natural areas and open space, trails and bikeways, and special use facilities. There are also a number of small private park and playground spaces within new housing developments, some of which are accessible to the general public and are maintained by Homeowners Associations.

Developed City Facilities

The parks that receive the highest use by community members are [Edgewood](#)

Community Park, Edgemont Park, Nelson Nature Park, Nelson Farm Park, and Jovita Crossroads Park and the Interurban Trail. Of these, the most popular park is Edgemont Park. It is the only fully developed active park in the City and is well-loved. Its picnic shelter and restroom were recently renovated, but other park facilities need to be upgraded.

The Nelson Farm Park is also home to Edgewood's popular community garden that is used year-round. There are no restrooms at Nelson Farm Park (except for a portable restroom), which limits the use of this site. There is also a farmhouse at this site that could be used to provide meeting and class space for local programs and community groups, but the building requires structural and ADA improvements before active public use would be possible. Located next door is Nelson Nature Park, ~~which contains~~ featuring a paved loop trail, a covered picnic shelter, and a small parking lot.

Table 1: Active Park Inventory

FACILITY	ACRES	FACILITIES	CONDITION AND CAPACITY
Edgemont Park	<u>54.7233</u>	Children's play equipment, picnic shelter, <u>small</u> parking lot, restrooms, picnic tables, softball/baseball field	<u>Playground recently renovated.</u> <u>Recently renovated</u> p icnic shelter and restroom <u>recently touched up, but in need of modernization</u> . Other facilities need an upgrade. Capacity is sufficient to meet demand.
36th & Meridian-Park-Site Edgewood Community Park	<u>18.0016.47</u>	<u>Capacity insufficient to meet demand</u> <u>Inclusive playground, grassy amphitheater, trails, restroom structure, and picnic structure</u>	<u>If developed, this park could help meet the need for a signature community park and additional active park space.</u> <u>Park opened in March 2022 and condition of facilities is good. Capacity is sufficient to meet demand.</u>
Civic Center City Hall Park	<u>97.628.53</u>	Open fields, loop trail, amphitheater plaza, City Hall meeting rooms, barn, restrooms	Condition of facilities is good. Capacity is sufficient to meet demand. City Hall has underutilized capacity for recreation and cultural programming space.
Interurban Trail	<u>22.29</u>	Pedestrian and bicycle	Condition of facilities is good.

Commented [A3]: City staff has provided updated figures that match the GIS data

FACILITY	ACRES	FACILITIES	CONDITION AND CAPACITY
		trail	Capacity is sufficient to meet demand. This trail <u>is planned to</u> could serve the regional population and provide longer-distance recreation opportunities <u>as if it were connected</u> connections are made to other <u>nearby</u> portions of the Interurban Trail.
Jovita Crossroads Park	<u>1.34</u>	Parking, restroom, trailhead, picnic area	Condition of facilities is good. Capacity is sufficient to meet <u>present</u> demand.
Nelson Farm Park	<u>10.009.02</u>	Community gardens, old farmhouse, and barn (closed to public), undeveloped pasture	Community gardens in good condition. While a portable restroom is available, there is need for a <u>permanent</u> restroom. There is interest in additional uses at this park (e.g. FFA and 4H activities— cooking classes) that might be met through structural improvements to the farmhouse , expansion of the gardens, and use of the pasture.
Falcon Ridge Trail	<u>10.44</u>	<u>Recreational Trail on steep grade, wooded natural areas, benches</u>	<u>Trail is in good condition, also serves as access to surface water facilities for Falcon Ridge Subdivision.</u> <u>Capacity is sufficient to meet demand.</u>
Total Acreage:		<u>75.326044</u>	

Commented [A3]: City staff has provided updated figures that match the GIS data

Table 2: Passive Open Space Inventory

FACILITY	ACRES	DEVELOPED (Y/N)	FACILITIES & NATURAL FEATURES	CONDITION AND CAPACITY
Nelson Nature Park	<u>13</u> <u>12.51</u>	Y	Nature trail, covered picnic shelter, benches, small parking area	Condition of facilities is good, <u>with paved trails recently being resurfaced</u> . Capacity is sufficient to meet demand. The addition of a <u>permanent</u> restroom would allow this park to better serve community members.
Mortenson Farm ¹	<u>12.6637</u>	N	Open space, unmaintained old farm buildings	The open space is in good condition. The farm buildings are not planned for public use. If developed, this park help meet community demand for more trails, provide low impact stormwater detention and provide opportunities for interpretive education about native plants and animals.
Walker Pond	<u>4.018</u>	N	Wetlands, open water pond	This site is in good condition. There are currently no plans to develop the site.
Crawford Woods	<u>4.57</u> <u>533</u>	N	Mature forest and habitat, memorial bench across the street	This site is in good condition. If developed, this park could accommodate a small interpretive loop trail.
Kempf Open Space	<u>13.81</u> <u>12.56</u>	N	Undeveloped steep wooded site	This site is in good condition. If developed, this park could accommodate a trail.
Jovita Canyon	<u>2.8057</u>	N	<u>Pedestrian and bicycle trail</u> <u>Undeveloped steep wooded site</u>	<u>Condition of facilities is good. Capacity is sufficient to meet demand. This trail could serve a regional population and provide longer distance recreation opportunities since it is connected to other portions of the Interurban Trail</u> <u>This</u>

¹ [Recently conveyed to WSDOT for wetland and stream mitigation; city owns critical area tracts to the north](#)

FACILITY	ACRES	DEVELOPED (Y/N)	FACILITIES & NATURAL FEATURES	CONDITION AND CAPACITY
				<u>site is being considered for a connection between the historic Interurban Electric Railway and Jovita Boulevard along the future Interurban Trail connection.</u>
<u>Litowitz Open Space</u>	<u>29.82</u> <u>8.30</u>	<u>N</u>	<u>Undeveloped site</u>	<u>This site is in good condition. There are currently no plans to develop the site.</u>
<u>Mortenson Farm Slopes</u>	<u>16.82</u> <u>20.43</u>	<u>N</u>	<u>Undeveloped steep site</u>	<u>This site is in good condition. There are currently no plans to develop the site.</u>
<u>Lake Chalet</u>	<u>6.7</u>	<u>N</u>	<u>Undeveloped open water / wetland area</u>	<u>The site is in fair condition, entirely covered by surface water. There are currently no plans to develop the site.</u>
<u>Total Acreage</u>	<u>91.42</u> <u>106.06</u>			

Commented [A4]: Acreage here overlaps with Mortenson Farm

The Jovita Crossroads Park serves as the trailhead for the Edgewood portion of the Interurban Trail and has picnic tables and restrooms. From the park, community members can walk or bike along a ~~two~~0.8-mile trail segment that parallels Jovita Creek, Jovita Canyon, and Stewart's Point Bluff. The trail does not currently connect to other portions of the Interurban Trail, but there are regional plans for future connections. Plans are being developed to extend the trail east, through Jovita Canyon to West Valley Highway, where it will connect to the City of Pacific's segment. The City of Milton is also working to connect the west end of this trail segment to their existing segment that follows the Hylebos Creek toward the City of Fife.

Edgewood's Civic Campus has open fields, a loop trail, restrooms (located in City Hall), an amphitheater plaza and City Hall. Currently the loop trail is the most-used portion of the property outside of the City Hall function. City Hall rooms are available for recreation and cultural programming, but there is currently a low utilization rate. This site is not fully developed, and future plans could include additional facilities and programs.

Undeveloped City Facilities

Commented [A5]: This park opened in march 2022

Development of the 36th and Meridian site is identified as a recommended project in the Capital Improvement Plan for the City's Parks, Recreation, Open Space, and Trails (PROST) Plan.

Private Facilities

Apart from the developed city facilities that are available to the general public, there are currently six residential subdivisions with private parks located throughout the city: Westridge , The Woodlands, Curran Estates, Northwood Estates, Aster Point, and Edgewood View Estates. Multi-family residential buildings commonly have recreational amenities on-site as well.

Additional Information

For additional parks background information, including a demand and needs assessment, see the Edgewood Parks, Recreation, Open Space, and Trails Plan (2022).



Figure 2: Developed and Undeveloped Parkland in Edgewood



Figure 3: Interurban Trail

PUBLIC PRIORITIES

In 2022, PROST Plan public involvement revealed public priorities shifting from the 2015 PROS Plan to the need for additional trails and sidewalks.

Survey participants overwhelmingly identified urban trails/sidewalks as the park amenity most needed in the City of Edgewood, with 93 percent of respondents selecting either “strongly agree” or “agree” when presented with the statement: “The City needs urban trails/sidewalks.”

Walking and biking trails were identified as the most popular amenities, with 76 percent of all respondents identifying these as one of the recreational facilities they use most regularly. Among other popular amenities, open space/natural habitats (48 percent of respondents) and unpaved nature trails (45 percent) were identified. Of all the survey respondents, nearly half (41 percent) indicated



Source: Parks, Recreation, Open Space & Trails Plan, June 2022 by SCJ Alliance

they travel outside of Edgewood to access the recreational facilities they use most. Of those, the largest percentage (24 percent) indicated they travel outside the city to use walking/biking trails. This demonstrates popular support for a robust, interconnected system of open space in Edgewood.

As the pedestrian-friendly “heart” of Edgewood, Town Center is poised especially well to become an epicenter for this network.

GOALS AND POLICIES

Goal PR.1 Provide efficient and effective management of parks resources.

PR.1a Identify and pursue funding to improve the function and value of parks for City residents, when feasible and within the context of available City resources. Address gaps in the level of service standards outlined in Policy PR.3a as a high priority.

- Maintain eligibility for funding from the state's Recreation and Conservation Office (RCO) by periodically updating the city's Parks, Recreation, Open Space & Trails Plan.

Level of Service (LOS) describes the amount, type or quality of facilities needed to serve the community. It establishes a minimum threshold for provision of services and facilities.

PR.1b Explore cost-sharing options to support the park and recreation system. Considering available guidance from the City's insurer and risk management, these options may include, but are not limited to, the following:

- Establishing a designated A-seed fund to provide the local matching funds required for most federal, state, local and private grant resources.
- Developing User fees for programs and/or services that primarily benefit individual users.
- Considering updates to Edgewood Municipal Code to allow public-private partnerships to allow enterprise in selected park sites in

Commented [A6]: We could include some language (perhaps a footnote) to indicate that there are additional goals and policies that relate to trails development in the Transportation Element. (Trails are a little tricky to address in these plans because leveraging transportation financing is a helpful strategy and so it can be helpful to have a pretty big focus in that section.)

Alternatively they could be matched goals... e.g. Goal TR.1 / PR.1 that match each other?

exchange for support of facility development, in cases where the private enterprise adds value to the existing public benefit of the park.

- Leverage development regulations to ensure the such as impact fees and requirements for provision of on-site recreation facilities and/or off-site mitigation (impact fees), as appropriate.

Public-private partnerships are arrangements between a public agency and a private entity to jointly deliver a service or facility for the use of the public.

PR.1c Emphasize low maintenance and operation requirements as a high priority in the design of new park facilities.

- Design and develop park and recreational facilities to be of low-maintenance and high-capacity design to reduce overall facility maintenance and operation requirements and costs.
- Where appropriate, use low-maintenance materials, settings or other value-engineering considerations that reduce the need for continuous care and security.

PR.1d Continue to involve community organizations in parks improvement to create a welcoming environment for all community members.

- PR.1.e—Encourage citizen engagement and ownership of parks.
- Assess the feasibility of establishing a formalized volunteer program that would track activities and recognize volunteer efforts.
- Start an Adopt-a-Trail and/or Adopt-a-Park program.

PR.1e Recognize public school fields and play areas as a valuable part of the City's park system. Seek opportunities to work with the public school districts to enhance the recreational value of school facilities, fields, and play areas.

The City of Edgewood is served by three school districts: Fife, Puyallup and Sumner-Bonney Lake.

Goal PR.2 Encourage public involvement in planning for park-parks, trails and other recreation facilities.

PR.2a Invite Encourage members of volunteer and community groups that

exchange for support of facility development, in cases where the private enterprise adds value to the existing public benefit of the park.

- Leverage development regulations to ensure the such as impact fees and requirements for provision of on-site recreation facilities and/or off-site mitigation (impact fees), as appropriate.

Commented [A7]: In conflict with WCIA / CA guidance and EMC. Rephrase to support an implementation measure that supports careful evaluation of this instead of creating a conflict.

Commented [A8]: These are a development mitigation, not a development regulation under state law so this is proposed to be rephrased

support parks [and trails](#) to engage in planning processes.

PR.2b Periodically review park and recreation preferences, needs and trends through household surveys, public meetings and other public input sources.

PR.2c Utilize the Parks and Recreation Advisory Board (PRAB) and other citizen advisory committees as forums for public discussion of parks and recreation issues.

PR.2d Provide public information regarding parks planning processes through a variety of means (e.g. public notices, bulletins, [quarterly newsletters](#), websites, social media), in order to reach ~~all~~[as many](#) community members [as possible](#).

Goal PR.3 Develop a parks, recreation, open space, and trails system that builds on existing strengths and serves all residents of the community.

PR.3a Over the next five to 10 years, improve the park system to meet the following level of service standards:

For all parks, consider the following measures:

- Provide parks that meet the interests and needs of the City's citizens, based on public input and survey findings.
- ~~Prioritize development of existing undeveloped parkland over acquisition of new parkland.~~
- Prioritize development of non-motorized connections to parks.

For active parks:

- Provide 5.8 acres per 1,000 people.
- Strive to provide parks within a ~~10~~[15-20](#) minute walk of all City residents. [Parks service areas, detailed in 5 min increments up to 20 minutes, and current service gaps are shown in the Demand & Needs section of the PROST Plan.](#)

For passive open space:

- Provide 4.1 acres per 1,000 people.
- Consider providing more than 4.1 acres per 1,000 people, if

opportunities arise to acquire properties that meet the City's environmental objectives, taking into account other parks priorities.

Table 3: Level of Service Standards

ACRES PER 1,000 PEOPLE

Active Parks	5.8
Passive Open Space	4.1

PR.3b Pursue the following short-term priorities for system development:

- Develop existing parkland to increase the number of active parks and facilities consistent with level of service standards.
- Acquire new parkland for a quality new park that addresses the desired level of service and supports an equitable distribution of parkland across the entire City, that helps to meet level of service standards and that is affordable to purchase and maintain.
- This ~~could~~ should include parcels in areas west of Meridian Ave E and in the vicinity of Sumner Heights Drive for a neighborhood-scale park (3-~~5~~¹⁵ acres in size).
- Prioritize the successful completion of the new Edgewood Community Park ~~Create a signature community park within a ten-minute to ten-minute drive of all Edgewood citizens to serve as a community gathering space and celebrate the City's unique rural character.~~
- Build on existing trails, pathways, and sidewalks to increase non-motorized connections between parks, schools and other community facilities. Ensure that the character of trails, pathways and sidewalks is appropriate for Edgewood.

Commented [A9]: Correcting an apparent typo

- Complete the proposed short-term park and trail projects listed in the Capital Improvement Program for the City's Parks, Recreation, Open Space, and Trails Plan.

PR.3c Plan for the following long-term priorities:

- Review and update level of service standards to recognize the evolving park system, development patterns and revenues for new facilities.
- As the level of service is adjusted, review and update plans to meet new level of service standards.
- Create a park maintenance and renovation plan that prioritizes and directs resources to areas of greatest demand~~higher use parks and facilities~~ first.

PR.3d Explore opportunities to collaborate with public, private, and non- profit partners to meet the level of service standards and short-term priorities for the City of Edgewood's park system. Examples include jointly acquiring or developing parkland and making public facility improvements on school properties.

PR.3e In cases where developers offer to ~~give~~dedicate parkland to the City, consider the following criteria for acceptance. Also, consider other options that may be appropriate, such as critical area set asides.

- The land is linked to a trail system or otherwise easily accessible to the public.
- The land will create or expand a greenbelt.
- The acquisition will help the City to meet the level of service standards outlined in Policy PR.3.a.
- The cost of developing and maintaining the land is feasible.
- There is a public benefit that justifies City ownership.
- The land contains a high value natural area.

Goal PR.4 Ensure park lands and facilities that are actively used by community members are safe, accessible, and welcoming.

PR.4a Establish and maintain design and development standards or best

practices that implement the provisions and requirements of the Americans with Disabilities Act (ADA), Crime Prevention through Environmental Design (CPTED) and ~~other design and development standards or best practices that will~~ improve park safety and security for users, staff and the public at large.

- PR.4b Locate new parks in locations that are readily accessible to the populations they are intended to serve.
- PR.4c Where appropriate, work with community members to increase safety and security awareness through programs such as neighborhood park watches and [Adopt a Park education](#).

~~Adopt a Park programs give community organizations the opportunity to engage with and take ownership of City parks through activities such as improvement, beautification, enhancement, and monitoring.~~

Goal PR.5 Protect and manage natural areas for the enjoyment of current and future generations.

- PR.5a Work to maintain and, where feasible, improve ecosystem function in natural areas in the park system.
- PR.5b Ensure that development of parks facilities is compatible with the City's goals and policies for protection of natural areas.
- PR.5c Balance the demand for public access with protection of environmentally sensitive areas.
- PR.5d Encourage the use of greenbelts as open space, trail linkages, and buffers between uses.
- PR.5e [Collaborate with regional partners to identify open space systems in Edgewood that have ecological, economic and recreational value, and develop strategies for conservation and enhancement](#).
- PR.5f Coordinate with community members to preserve natural open space lands and sustain the ~~rural~~pastoral character of the community for future generations.
 - [Continue to](#) raise awareness of Pierce County's Open Space Public

Benefit Rating System Tax Program.

~~PR.V.f Collaborate with regional partners to identify open space systems in Edgewood that have ecological, economic, and recreational value, and develop strategies for conservation and enhancement.~~

PR.5g Evaluate and make recommendations for the acquisition or protection of ecologically valuable properties within the City. Such properties could include:

- Critical fish and wildlife habitat such as nesting sites, foraging areas and wildlife mitigation corridors.
- Environmentally sensitive areas such as wetlands, open spaces, woodlands, and other features that support wildlife and reflect Edgewood's natural heritage.

The Pierce County Open Space Public Benefit Rating System Tax Program allows property owners to apply for open space classification and a market value reduction.

Commented [A10]: This ties into the potential need for a Critical Areas Mitigation Program, which should be an implementation measure for further investigation.

Goal PR.6 Build an interconnected system of multi-purpose, non-motorized paths and trails throughout the City that provides access to community facilities and regional transportation networks.

PR.6a ~~Build on~~ Expand existing non-motorized paths and trails to increase connections between Meridian Ave E, parks, schools, and other community facilities.

PR.6b Include walking, jogging, horseback and bicycle trails in the design of parks and recreation facilities, where feasible.

PR.6c As the system develops, create trail maps and standardized trail signage to mark routes, distances, and significant features of interest.

PR.6d Coordinate with adjacent jurisdictions to develop and maintain regional trails, such as the Interurban Trail.

PR.6e Enlist community organizations to perform trail improvement work.

PR.6f ~~Only~~ Utilize traditional existing or new sidewalks (in lieu of pathways) for stretches of the trail system to make missing trail connections when

Commented [A11]: Sidewalks can also be a barrier to semi-aquatic wildlife crossings, particularly in our pothole areas.

necessary due to space, environmental constraints, or safety concerns.

PR.6g ~~With~~When reviewing proposed right-of-way vacation and street improvement plans, consider potential connectivity with existing or proposed trail corridors, parks, and neighborhoods.

PR.6h Where appropriate, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local area access to the trail system and to reduce duplication of supporting improvements and amenities.

Goal PR.7 Encourage opportunities for recreation and cultural activities that are responsive to the needs of the community.

PR.7a Encourage community groups to continue to provide recreational programming at park sites.

PR.7b As a long-term priority, develop an approach for future recreational and cultural programming in Edgewood serving community members and supporting the City's economic development strategy to promote Edgewood's ~~rural assets and~~ heritage as a destination for intra-regional tourism.

- Explore opportunities to offer programming in conjunction with volunteer organizations, school districts, the private sector, and adjoining communities.
- Evaluate the programming needs and preferences of different age groups, cultural groups, and income groups.
- Consider how rooms at the Civic Center could be used to support programming.
- Consider ways to highlight the history and character of Edgewood in programming.

Goal PR.8 Pursue opportunities to collaborate with other jurisdictions, public agencies, the private sector and community groups in order to leverage resources and achieve the goals and policies of this Element.

This goal is incorporated throughout the ~~Edgewood Parks, Recreation and Open Space Element~~. Following is a list of policies that call for opportunities to collaborate with existing and new parks partners.

List of policies:

– PR.I.b	– PR.III.d	– PR.VI.d
– PR.I.d	– PR.III.e	– PR.VI.e
– PR.I.e	– PR.IV.e	– PR.VII.a
– PR.II.a	– PR.V.e	– PR.VII.b
– PR.II.e	– PR.V.f	– –

References Cited: June 2022 Edgewood Parks, Recreation, Open Space & Trails Plan (SCJ Alliance)



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: June 10, 2024

Title: Middle Housing Ordinance Update

Attachments: Updated Draft of Ordinance re: Middle Housing

Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

Middle housing is a term for homes that are at a *middle scale* between detached single-family houses and large multifamily complexes. Examples include: duplexes, triplexes, fourplexes, fiveplexes, sixplexes, courtyard apartments, cottage clusters, and townhomes. These types are typically “house-scale”; that is, the buildings are about the same size and height as detached houses. During the 2023-24 legislative session, [HB 1110 \(2023\)](#) was adopted to implement middle housing across the state.

HB 1110 (2023) directs Commerce to provide technical assistance including model ordinances, for implementing the bill. The models are intended to serve as the middle housing ordinance in cities that are unable to adopt regulations within six-months of their next periodic update (June 2025 for City of Edgewood) required under [RCW 36.70A.130](#) and [RCW 36.70A.635\(11\)](#). More information is available on the Department of Commerce’s [Middle Housing resource webpage](#)¹.

Current Discussion:

The City of Edgewood was awarded a grant earlier this year (agreement attached) to assist with implementation of HB 1110 (2023) in Edgewood Municipal Code (EMC). Working with legal counsel, the attached revised ordinance has been developed to modify sections of EMC consistent with the model ordinance and guidance provided by Commerce. In order to stay compliant with the grant agreement and be reimbursed for these efforts, the City must provide the first draft of our middle housing ordinance to Commerce no later than June 15, 2024.

Staff Recommendation:

Provide feedback on the attached materials, if any, prior to submittal to the Department of Commerce by the June 15, 2024, deadline. As discussed last month, there will be more opportunities for review and input prior to the ordinance’s adoption in early 2025, so no formal recommendation from the Planning Commission is needed at this time.

¹ <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-middle-housing/>

ORDINANCE NO. 24-xxxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, IMPLEMENTING THE REQUIREMENTS OF ENGROSSED SUBSTITUTE HOUSE BILL (E2SHB) 1110 FOR MISSING MIDDLE HOUSING, AS AMENDED BY E2SHB 2321; AMENDING TITLE 18 OF THE EDGEWOOD MUNICIPAL CODE (EMC), DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 2023 the Washington State Legislature passed Engrossed Substitute House Bill (E2SHB) 1110 (chapter 332, Laws of 2023) related to middle housing; and

WHEREAS, in passing E2SHB 1110 (chapter 332, Laws of 2023) the State legislature found that Washington is facing an unprecedented housing crisis for its current population and a lack of housing choices, and is not likely to meet affordability goals for future populations; and

WHEREAS, the State legislature further found that in order to meet the goal of 1,000,000 new homes statewide by 2044, and enhanced quality of life and environmental protection, innovative housing policies will need to be adopted and that increasing housing options that are more affordable to various income levels is critical to achieving the state's housing goals, including those established by the legislature in E2SHB 1220 (chapter 254, Laws of 2021) relating to supporting emergency shelters and housing; and

WHEREAS, the State legislature further found:

There is continued need for the development of housing at all income levels, including middle housing that will provide a wider variety of housing options and configurations to allow Washingtonians to live near where they work;

Homes developed at higher densities are more affordable by design for Washington residents both in their construction and reduced household energy and transportation costs;

While creating more housing options, it is essential for cities to identify areas at higher risk of displacement and establish anti-displacement policies as required in E2SHB 1220 (chapter 254, Laws of 2021);

The state has made historic investments in subsidized affordable housing through the housing trust fund, yet even with these historic investments, the magnitude of the housing shortage requires both public and private investment; and

In addition to addressing the housing shortage, allowing more housing options in areas already served by urban infrastructure will reduce the pressure to develop

natural and working lands, support key strategies for climate change, food security, and Puget Sound recovery, and save taxpayers and ratepayers money.

WHEREAS, on _____, the City Council passed Ordinance No. _____ incorporating middle housing policies into the Housing Element of the Comprehensive Plan as required by E2SHB 1220 (chapter 254, Laws of 2021); and

WHEREAS, on _____, the City transmitted a copy of the proposed ordinance to the Washington State Department of Commerce in accordance with RCW 36.70A.106 at least 60 days in advance of adoption for the required 60-day State review period; and

WHEREAS, on _____, the City issued a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) on the proposed ordinance, which is a non-project proposal; and

WHEREAS, during the course of developing the proposed ordinance, various means of public outreach were used including, but not limited to, public meetings, a middle housing webpage, presentations at various community groups, notification of public hearings; and

WHEREAS, the City Planning Commission held work sessions on _____ to study and review matters related to implementing ES2HB 1110; (chapter 332, Laws of 2023) and

WHEREAS, on _____, the city/town Planning Commission held a duly noticed public hearing on the proposed ordinance, accepted testimony and made a recommendation to the _____ city/town council; and

WHEREAS, on _____, the city/town council held a duly noticed public hearing to consider the planning commission recommendation and accept public testimony; and

WHEREAS, adoption of the ordinance will bring the city/town into compliance with ES2HB 1110 (chapter 332, Laws of 2023) and will serve the general welfare of the public;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Title 18 EMC amended. The City Council hereby adopts the amendments to Title 18, Development Standards as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Corrections. Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance,

including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

Section 4. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication. The full text of this Ordinance shall be mailed without charge, upon request.

PASSED BY THE CITY COUNCIL ON THE ____TH DAY OF _____, 2024.

Dave Olson, Mayor

ATTEST/AUTHENTICATED:

Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:

Maili C. Barber, City Attorney

*Date of Publication: Friday
Effective Date: Following Wednesday*

EXHIBIT A

Chapter 18.20 **DEFINITIONS**

Commented [KS1]: See Section 3 of model ordinance

Section 1. Two new definitions are added to Section 18.20.040 of the Edgewood Municipal Code to read as follows:

18.20.040 A definitions.

“Administrative design review” means a development permit process whereby an application is reviewed, approved, or denied by the planning director, or the planning director’s designee, based solely on objective design and development standards without a public pre-decision hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or historic district established under a local preservation ordinance. The city may utilize public meetings, hearings, or voluntary review boards to consider, recommend, or approve requests for variances from locally established design review standards.

“All lots zoned predominantly for residential use” means all zoning districts in which residential dwellings are the predominant use. This excludes lands zoned primarily for commercial, industrial, and/or public uses, even if those zones allow for the development of detached single-family residences. This also excludes lands zoned primarily for mixed uses, even if those zones allow for the development of detached single-family residences, if the zones permit by-right multifamily use and a variety of commercial uses, including but not limited to retail, services, eating and drinking establishments, entertainment, recreation, and office uses.

Commented [KS2]: Optional (not bolded) in the model ordinance

Section 2. The definition of “Cottage court” is hereby deleted from Section 18.20.060 of the Edgewood Municipal Code, the definition for “Cottage housing” is revised as set forth below, and a new definition for “Courtyard apartments” is added to Section 18.20.060 of the Edgewood Municipal Code as follows:

18.20.060 C definitions.

The definition for “Cottage court” is hereby deleted. means five to nine detached dwelling units organized around an internal shared courtyard.

Commented [KS3]: Should this be amended, or should definition be deleted? See new definition for “courtyard apartments”

“Cottage housing” means residential units on a lot with a common open space that either: (a) is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space, a development of detached dwellings, which has the following characteristics:

1. Each unit is of a size and function suitable for a single person or small family;
2. Each unit has the construction characteristics of a single-family house;

3. The density is typically eight to 17 units per acre (but is subject to minimum and maximum densities established under applicable zoning regulations);

4. All units are located either on a commonly owned piece of property or individual small lots;

5. The development is designed with a coherent concept and includes:

a. Shared usable open space;

b. Off street parking;

c. Access within the site and from the site;

d. Amenities such as a multipurpose room, workshop, or garden;

e. Coordinated landscaping.

“Courtyard apartments” means up to four attached dwelling units arranged on two or three sides of a yard or court.

Section 3. The definitions for “Duplex: back to back”, “Duplex: side by side”, and “Duplex: top and bottom” are hereby deleted from Section 18.20.070 of the Edgewood Municipal Code and the definitions of “Development regulations” and “Duplex” set forth in Section 18.20.070 of the Edgewood Municipal Code are hereby revised as set forth below:

18.20.070 D definitions.

“Development regulations” means any controls placed on development or land use activities by the city, regulation of the location and size of development, including, but not limited to, zoning ordinances, official controls, subdivision ordinances, and binding site plan ordinances, setbacks, landscaping, screening, height, site coverage, signs, building layout, parking and site design and related features of land use.

Commented [KS4]: Optional in model ordinance

“Duplex” means one detached residential building, vertically or horizontally attached, containing with two attached dwelling units totally separated from each other by a one hour firewall or floor, designed for occupancy by not more than two families.

Commented [KS5]: Optional in model ordinance

“Duplex: back to back” means two dwelling units on an individual lot separated vertically back-to-back that share a common wall.

“Duplex: side by side” means two dwelling units on an individual lot separated vertically side-by-side that share a common wall.

“Duplex: top and bottom” means two dwelling units on an individual lot separated horizontally with one unit on top of the other unit.

Section 4. Two new definitions for “Fiveplex” and “Fourplex” are hereby added to Section 18.20.090 of the Edgewood Municipal Code to read as follows:

18.20.20.090 F definitions.

“Fiveplex” means a residential building with five attached dwelling units.

“Fourplex” means a residential building with four attached dwelling units.

Commented [KS6]: optional

Section 5. Two new definitions for “Major transit stop” and “Middle housing” are hereby added to Section 18.20.160 of the Edgewood Municipal Code to read as follows:

18.20.160 M definitions.

“Major transit stop” means a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW, commuter rail stops, stops on rail or fixed guideway systems, and stops on bus rapid transit routes.

“Middle housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

Commented [KS7]: sixplex is in this required definition, but per Lauren n/a to Edgewood. The model ordinance also has a definition for “sixplex” but it’s optional

Section 6. Three new definitions for “Single-family zones”, “Sixplex”, and “Stacked flat” are hereby added to Section 18.20.220 of the Edgewood Municipal Code to read as follows:

18.20.220 S definitions.

“Single-family zones” means those zones where single-family detached residences are the predominant land use.

“Sixplex” means a residential building with six attached dwelling units.

Commented [KS8]: optional

“Stacked flat” means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.

Section 7. The definition for “Townhouse” in Section 18.20.230 of the Edgewood Municipal Code is hereby amended to read as follows and a new definition for Triplex is added to Section 18.20.230 of the Edgewood Municipal Code to read as follows:

18.20.230 T definitions.

“Townhouses” means buildings that contain three or more attached single-family dwelling units that extend from the foundation to roof and that have a yard or public way on not less than two

~~sides, where each unit is separated vertically and shares at least one common wall with another dwelling unit.~~

“Triplex” means a residential building with three attached dwelling units.

Commented [KS9]: optional

Section 8. A new definitions for “Unit density” is hereby added to Section 18.20.240 of the Edgewood Municipal Code to read as follows:

18.20.240 U definitions.

“Unit density” means the number of dwelling units allowed on a lot, regardless of lot size.

Commented [KS10]: optional

DRAFT

Chapter 18.70 PERMITTED LAND USES

Section 9. Section 18.70.050 of the Edgewood Municipal Code is hereby amended to read as follows:

18.70.050 Land use table.

Table 1: Land Use Table

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Residential													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Accessory													
Accessory Dwelling Unit (ADU), Attached	Special	✓	✓	✓	✓	✓	✓	–	–	–	–	–	See EMC 18.90.190 for ADU requirements for both attached and detached (backyard cottage) ADUs
ADU, Detached (Backyard Cottage)	Special	✓	✓	✓	✓	✓	✓	A	A	–	–	–	Detached ADU allowed secondarily in TC and C zones only when paired with townhouse use
Caretaker Residence	Special	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	–	–	
Single-Family													
Detached Dwelling	Special	✓	✓	✓	✓	✓	✓	–	–	–	–	–	
Cottage Court	Special	–	✓	✓	✓	✓	✓	–	–	–	–	–	
Multifamily													

Commented [KS11]: Can this use be deleted? There aren't particular development standards for them. Not sure why they'd require a CUP when ADUs don't. If ok to delete, needs to be deleted in parking requirements Table 1 in 18.90.130.

Exhibit A

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Chapter 18.70 PERMITTED LAND USES

Section 9. Section 18.70.050 of the Edgewood Municipal Code is hereby amended to read as follows:

18.70.050 Land use table.

Table 1: Land Use Table

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Duplex: Side-by Side	Special	-✓	✓	✓	✓	✓	✓	-	-	-	-	-	See Condition 7.
Duplex: Back-to Back	Special	-	✓	✓	✓	✓	✓	-	-	-	-	-	-
Duplex: Top-and Bottom	Special	-	✓	✓	✓	✓	✓	-	-	-	-	-	-
Attached Dwelling	Special	-✓	✓	✓	✓	✓	✓	-	-	-	-	-	See Condition 7.
Multi-plex	Special	-	-	-	✓	✓	✓	-	-	-	-	-	
Townhouse	Special	-✓	-✓	-✓	✓	✓	✓	✓	✓	-	-	-	See Condition 7.
Apartment	Special	-	-	-	-	-	✓	✓	✓	✓	-	-	
Other													
Adult Family Home	623990, part	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	In accordance with RCW 70.128.010 (1), as amended
Nursing and Residential Care Facilities	6231; 6232	-	-	-	-	CUP	✓	✓	✓	✓	-	-	

Commented [KS12]: The land use table doesn't distinguish between duplex types; neither does the parking requirements in Table 1 18.90.130. If City agrees to consolidate all the types then the parking table needs to be amended as well

Commented [KS13]: City must allow at least one of the four multifamily options in all predominantly residential zones. The draft amendments add duplex, attached dwelling, and townhouse, but not apartments and multiplexes

Exhibit A

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Chapter 18.70 PERMITTED LAND USES

Section 9. Section 18.70.050 of the Edgewood Municipal Code is hereby amended to read as follows:

18.70.050 Land use table.

Table 1: Land Use Table

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Assisted Living Facilities	6233	-	-	-	CUP	CUP	✓	✓	✓	✓	-	-	
Live/Work Unit	Special	-	-	-	-	-	✓	✓	✓	✓	-	-	
Permanent Supportive Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	
Transitional Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	

Conditions

- (1) Operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the site, property, or parcel on which such use is located.
- (2) Subject to regulation and classification by the Washington State Liquor and Cannabis Board, where applicable and must comply with Edgewood City Ordinance Nos. 14-425 and/or 17-502; plus any regulations regarding cannabis in Chapter 69.51A RCW or I-502.
- (3) Subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). As allowed under state or federal regulations, any use(s) or appurtenances subject to local municipal control will require a CUP in all zoning districts.
- (4) NAICS Subsector Codes 481-485 and 487 (Air Transportation; Rail Transportation; Water Transportation; Truck Transportation; Transit and Ground Passenger Transportation; and Scenic and Sightseeing Transportation) permitted as services or systems, to include necessary

support activities. The physical location of facilities, maintenance grounds, offices, or other structures incidental to the service or system is subject to the use regulations for said structure.

(5) Essential public facilities are subject to EMC 18.50.060, Essential public facilities permit.(6) Subject to EMC 18.100.030, Animals.

(7) The provisions of Engrossed Second Substitute House Bill 1110 (chapter 332, Laws of 2023) do not apply to:

- (a) Portions of lots designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170.
- (b) A watershed serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C. Sec. 1313(d)).
- (c) Lots that have been designated urban separators by countywide planning policies as of July 23, 2023.

Commented [JR14]: Revised in 2024 legislative session.

DRAFT

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Chapter 18.80 LAND USE ZONES

Section 10. Section 18.80.040.C, subsections 1 and 7 of the Edgewood Municipal Code are hereby amended to read as follows:

18.80.040 Single-Family Residential zoning districts

C. In addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Single-Family zoning districts:

1. ~~The permitted unit density on all Single Family zoning districts is two units per lot.~~ The maximum density for the Single-Family zoning districts is the number of dwelling units allowed per net buildable acre (dua) and shall be as follows:

	Maximum	Minimum
a. SF-2 zoning district:	2 dua	<u>1</u> dua
b. SF-3 zoning district:	3 dua	<u>1</u> dua
c. SF-5 zoning district:	5 dua	<u>2.5</u> dua

Commented [KS15]: Optional defined term in model ordinance: "the number of dwelling units allowed on a lot, regardless of lot size."

The city could either switch to "unit density" and consider changing the maximum # of units per lot, or could keep "dua" for maximum density. Minimum density needs to be 2 units regardless of lot size.

Provided however, unless prohibited under Condition 7 of EMC 18.70.050, The permitted the unit density on all Single-Family zoning districts is two units per lot, unless a greater density is allowed under the EMC.

2. Design features shall be required for multifamily apartment buildings as set forth in Chapter 18.95 EMC, Design Standards.

Commented [KS16]: Multifamily buildings that are "middle housing" can't have more stringent standards than detached single-family dwellings

Section 11. Section 18.80.050.C, subsections 1 and 7 of the Edgewood Municipal Code are amended to read as follows:

18.80.050 Mixed Residential zoning districts.

C. In addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Mixed Residential zoning districts:

1. ~~The permitted unit density in all Mixed Residential zoning districts is two units per lot.~~ Maximum Density. The Maximum density for the Mixed Residential zoning districts is the maximum number of dwelling units allowed per net buildable acre (dua) and shall be as follows:

a. MR-1 zoning district: four dua.

b. MR-2 zoning district: eight dua.

Provided however, unless prohibited under Condition 7 of EMC 18.70.050, the unit density on all Single-Family zoning districts is two units per lot, unless a greater density is allowed under the EMC.

7. Design features shall be required for multifamily apartment buildings as set forth in Chapter 18.95 EMC, Design Standards.

Chapter 18.90 DEVELOPMENT STANDARDS – CITYWIDE APPLICABILITY

Section 12. Section 18.90.040, subsection “C” of the Edgewood Municipal Code is amended to read as follows and a new subsection “F” is added to the Edgewood Municipal Code Section 18.90.040 to read as follows:

18.90.040 Density standards.

C. The maximum density for single-family zoning districts (SF-2, SF-3 and SF-5) is the maximum number of dwelling units allowed per net developable area of an acre, and is expressed as a ratio, i.e., one dwelling unit per net developable acre. Accessory dwelling units shall be included in excluded from the maximum number of allowable dwelling units. The minimum lot size does not determine maximum density.

F. The permitted unit density of all lots zoned predominantly residential (SF-2, SF-3, SF-5, MR-1, and MR-2) is two units per lot, unless zoning permitting higher densities applies. The standard in this subsection F does not apply to lots after subdivision below 1,000 feet.

Commented [KS17]: See section 5 of model ordinance

Section 13. A new subsection “H” is hereby added to Section 18.90.130 of the Edgewood Municipal Code to read as follows:

18.90.130 Parking.

H. Parking Space Standards for Middle Housing

Commented [KS18]: See section 9 of model ordinance

1. Off-street parking for middle housing shall be subject to the following:

a. No off-street parking shall be required within one-half mile walking distance of a major transit stop.

b. A maximum of one off-street parking space per unit shall be required on lots smaller than 6,000 square feet, before any zero lot line subdivisions or lot splits.

c. A maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

2. The provisions of subsection (1) do not apply to:

a. Portions of the city for which the Department of Commerce has certified a parking study in accordance with RCW 36.70A.635(7)(a), in which case off-street parking requirement shall be as provided in the certification from the Department of Commerce.

b. Portions of the city within a one-mile radius of a commercial airport in Washington with at least 9,000,000 annual enplanements in accordance with RCW 36.70A.635(7)(b).

Section 14. A new section 18.90.200 is hereby added to the Edgewood Municipal Code to read as follows:

18.90.200 Middle housing.

A. Purpose. The purpose of this section is to implement Engrossed Second Substitute House Bill 1110, codified in RCW 36.70A.030, 36.70A.280, 36.70A.635, 36.70A.636, 36.70A.637, 36.70A.638, 43.21C.495, and 43.21C.450, 64.32, 64.34, and 64.38, and 64.90, by providing land use, development, design, and other standards for middle housing developed on all lots zoned predominantly for residential use.

Commented [KS19]: I skipped section 6 of the model ordinance - Middle Housing Types Allowed

Commented [KS20]: See section 1 of model ordinance

B. Applicability. The provisions of this section apply to all lots zoned predominantly for residential use. This section does not apply to:

1. Portions of lots designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170.

Commented [JR21]: Changed by the 2024 Legislature

2. A watershed serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C. Sec. 1313(d)).

3. Lots that have been designated urban separators by countywide planning policies as of July 23, 2023.

Commented [KS22]: See section 4 of model ordinance. These 3 notes are also in the new condition (7) in the land use table.

Commented [KS23]: See section 2 of model ordinance

C. General provisions.

1. Nothing in this section prohibits the city from permitting detached single-family residences.

- 2 Nothing in this section prohibits the city from requiring any development, including middle housing development, to provide affordable housing, either on-side or through an in-lieu payment, nor limit the city's ability to expand or modify the requirements of an existing affordable housing program enacted under RCW 36.70A.540.
- 3 Nothing in this section requires the issuance of a building permit if other federal, state, and local requirements for a building permit are not met.
- 4 Nothing in this section affects or modifies the responsibilities of the city to plan for or provide "urban governmental services" as defined in RCW 36.70A.030.
- 5 The city shall not approve a building permit for middle housing without compliance with the adequate water supply requirements of RCW 19.27.097.
- 6 The city may not require through development regulations any standards on middle housing that are more restrictive than those the city requires for detached single-family residences, but the city may apply any objective development regulations that are required for detached single-family residences, including, but not limited to, set-back, lot coverage, stormwater, clearing, and tree canopy and retention requirements to ensure compliance with existing ordinances intended to protect critical areas and public health and safety.
- 7 The same development permit and environmental review processes shall apply to middle housing that apply to detached single-family residences, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter 90.58 RCW, building codes under chapter 19.27 RCW, energy codes under chapter 19.27A RCW, or electrical codes under chapter 19.28 RCW.
- 8 Conflicts. In the event of a conflict between this ordinance and other development regulations applicable to middle housing, the standards of this Section control.

D. Dimensional standards. The city shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences. This includes, but is not limited to, the following types of dimensional standards: building height, setbacks, lot coverage, floor area ratio, lot area and lot dimension, impervious surface, open space, and landscaped area standards. Dimensional standards invalidated by this Section are superseded and replaced by the dimensional standards in this Section.

- 1 Density. Unit density shall comply with EMC 18.80.040 and 18.80.050. Other restrictions, such as minimum lot area per unit, or maximum number of housing units per acre, are invalid in relationship to the minimum number of units per lot that the city must allow under RCW 36.70A.635 and EMC 18.90.040(F).

Commented [KS24]: See section 7 of the model ordinance. I haven't hunted for inconsistencies between this subsection's standards and what's in the EMC. For the first draft of this ordinance due 6/15, that's probably OK

2. Units per structure. Minimum and maximum numbers of dwelling units per structure for middle housing are invalid, except as provided by the definitions of middle housing types in Chapter 18.20 EMC.

3. Maximum building height. The maximum building height limit for middle housing is 35 feet.

- a. Building height shall be measured in accordance with the city's development regulations.
- b. Rooftop appurtenances shall be regulated and measured in accordance with the city's development regulations.

4. Minimum setbacks.

- a. The minimum required setbacks are as follows:
 - i. Street or front: 15 feet, except 10 feet for lots with a unit density of three or more
 - ii. Street or front, garage door (where accessed from a street): 20 feet.
 - iii. Side street: Five feet.
 - iv. Side interior: Five feet, and zero feet for attached units internal to the development.
 - v. Rear, without an alley: 20 feet.
 - vi. Rear alley: Zero feet, and three feet for a garage door where it is accessed from the alley.

b. Setback projections.

- i. Covered porches and entries may project up to five feet into required front and rear setbacks.
- ii. Balconies and bay windows may project up to three feet into required front and rear setbacks.
- iii. Required parking spaces may occupy required setbacks.
- iv. Other setback projections shall be regulated and measured in accordance with the city's development regulations.

5. Maximum lot coverage.

- a. The maximum lot coverage for middle housing is 40 percent. A maximum lot coverage limit for middle housing of less than 40 percent is invalid.

b. Unless the city has a different pre-existing approach to measuring lot coverage, lot coverage is measured as follows: the total area of a lot covered by buildings or structures divided by the total amount of site area minus any required or planned dedication of public rights-of-way and/or designation of private rights-of-way. Lot coverage does not include building overhangs such as roof eaves, bay windows, or balconies and it does not include paved surfaces.

E. Infrastructure standards.

Commented [KS25]: See section 10 of model ordinance

1 Transportation. Regulations for driveways, frontage improvements, alley improvements, and other transportation public works and engineering standards shall not be more restrictive for middle housing than for detached single-family residences, except as addressed by this subsection (E).

2 Lot access/road standards.

a. Private driveway access shall be permitted for middle housing development with any number of units when a fire apparatus access road is within 150 feet of all structures on the lot and all portions of the exterior walls of the first story of the buildings, as measured by an approved route around the exterior of the buildings.

b. When a fire apparatus road is not within 150 feet of all structures on the lot, subsection (B)(1) does not apply and one of the following conditions must be met:

- The building is equipped throughout with an approved automatic sprinkler system meeting International Fire Code requirements.
- No more than two units are accessed via the same private driveway.
- Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

c. Private driveways shall not be required to be wider than 12 feet and shall not be required to have unobstructed vertical clearance more than 13 feet six inches except when it is determined to be in violation of the International Fire Code or other fire, life, and safety standards, such as sight distance requirements.

d. Private driveway access, separate from access to an existing home, shall be permitted unless it is determined to be in violation of the Fire Code or other fire, life, safety standards, such as sight distance requirements.

a-e. This subsection (E)(2) is not intended to limit the applicability of the adopted fire code, except as otherwise presented in this subsection (E).

Chapter 18.95 DESIGN STANDARDS

Section 15. Subsection “B.2.e” of Section 18.95.040 of the Edgewood Municipal Code is hereby amended to read as follows:

18.95.040 Building design.

B. Prominent Entrances.

2. Implementing Measures.

c. The primary public entrances of all businesses and multifamily residential apartment buildings shall be enhanced by two or more of the following at or near the entry:

Section 16. A new section 18.95.060 is hereby added to the Edgewood Municipal Code to read as follows:

18.95.060 Design standards applicable to middle housing.

A. Applicability.

1. These standards apply to all middle housing types, except for the specific cottage housing and courtyard apartment standards which apply to only those types.

2. For the purposes of this section, a “street” refers to any public or private street and does not include alleys.

3. These design standards do not apply to the conversion of a structure to a middle housing type with up to four attached units, if the floor area of the structure does not increase more than 50 percent.

B. Purpose. The purpose of these standards is to:

1. Promote compatibility of middle housing with other residential uses, including single-family houses.

2. De-emphasize garages and driveways as major visual elements along the street.
3. Provide clear and accessible pedestrian routes between buildings and streets.
4. Implement the definitions of cottage housing and courtyard apartments provided by state law.

C. Design review. The process used for reviewing compliance with middle housing design standards shall be administrative design review.

Commented [KS26]: Required.

D. Cottage housing.

1. Cottage size. Cottages shall each have no more than 1,600 square feet of net floor area, excluding attached garages.

2. Open space. Open space shall be provided equal to a minimum 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.

Commented [KS27]: required

3. Common open space.

a. At least one outdoor common open space is required.

Commented [KS28]: required

b. Common open space shall be provided equal to a minimum of 300 square feet per cottage. Each common open space shall have a minimum dimension of 15 feet on any side.

c. Orientation. Common open space shall be bordered by cottages on at least two sides. At least half of cottage units in the development shall abut a common open space and have the primary entrance facing the common open space.

d. Parking areas and vehicular areas shall not qualify as common open space.

e. Critical areas and their buffers, including steep slopes, shall not qualify as common open space.

4. Entries. All cottages shall feature a roofed porch at least 60 square feet in size with a minimum dimension of five feet on any side facing the street and/or common open space.

5. Community building.

a. A cottage housing development shall contain no more than one community building.

b. A community building shall have no more than 2,400 square feet of net floor area, excluding attached garages.

c. A community building shall have no minimum off-street parking requirement.

E. Courtyard apartments.

1. Common open space.

a. At least one outdoor common open space is required.

b. Common open space shall be bordered by dwelling units on two or three sides.

Commented [KS29]: required

c. Common open space shall be a minimum dimension of 15 feet on any side.

d. Parking areas and vehicular areas do not qualify as a common open space.

2. Entries. Ground-related courtyard apartments shall feature a covered pedestrian entry, such as a covered porch or recessed entry, with minimum weather protection of three feet by three feet, facing the street or common open space.

F. Pedestrian access. A paved pedestrian connection at least three feet wide is required between each middle housing building and the sidewalk (or the street if there is no sidewalk). Driveways may be used to meet this requirement.

G. Vehicle access, carports, garages, and driveways.

1. For lots abutting an improved alley that meets the city's standard for width, vehicular access shall be taken from the alley. Lots without access to an improved alley and taking vehicular access from a street shall meet the other standards of subsection (G)(2) through (5) below.

2. Garages, driveways, and off-street parking areas shall not be located between a building and a street, except when either of the following conditions are met:

a. The combined width of all garages, driveways, and off-street parking areas does not exceed a total of 60 percent of the length of the street frontage property line. This standard applies to buildings and not individual units; or

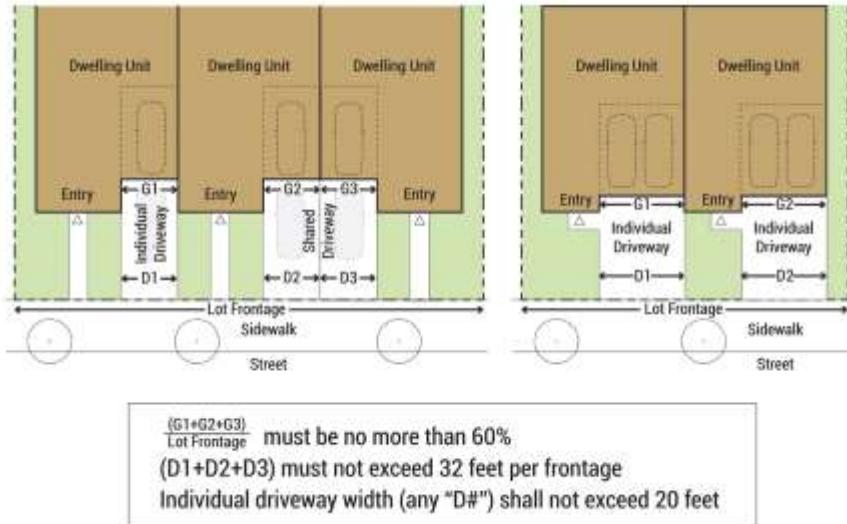
b. The garage, driveway, or off-street parking area is separated from the street property line by a dwelling; or

c. The garage, driveway, or off-street parking is located more than 100 feet from a street.

3. All detached garages and carports shall not protrude beyond the front building façade.

4. The total width of all driveway approaches shall not exceed 32 feet per frontage, as measured at the property line. Individual driveway approaches shall not exceed 20 feet in width.

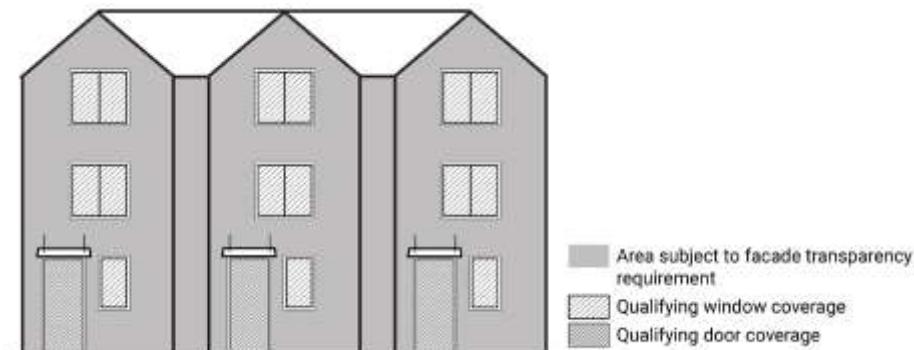
5. City requirements for driveway separation and access from collector streets and arterial streets shall apply.



H. Landscaping. Development regulations for landscaping and tree standards for middle housing shall be equally or less restrictive than those required for detached single-family residences.

I. Entries. Each building shall incorporate a primary building entry or one or more private unit entries, such as a covered porch or recessed entry. Each entry shall feature minimum weather protection of three feet by three feet.

J. Windows and doors. A minimum of 15 percent of the area of the street-facing façade elevation shall include windows or doors. Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.



DRAFT



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: June 10, 2024

Title: 2024 Work Plan

Attachments: None

Submitted By: Jeremy Metzler, PE – Community Development Director

Discussion:

The 2024 Work Plan was reviewed by City Council on February 20, 2024. There were no adjustments.

2024 Work Plan Items

1. Comprehensive Plan Periodic Update
2. Edgewood Municipal Code (EMC) Updates
3. Middle Housing
4. Public Facilities and Infrastructure
5. Development Review Procedures

2024 Planning Commission Objectives

1. Identify community outreach, education, and engagement opportunities
2. Identify training opportunities for Planning Commissioners
3. Promote diversity, equity, and inclusion in recommendations to City Council
4. Collaborate with the Economic Development Advisory Board (EDAB)
5. Collaborate with Parks and Recreation Advisory Board (PRAB)

This is a standing item for the remainder of 2024 to allow the Planning Commission to discuss items and plan future agendas as necessary.