



**CITY OF EDGEWOOD  
PLANNING COMMISSION MEETING AGENDA**

Monday, July 8, 2024 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

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Virtual Meeting Via Zoom  
Zoom Meeting ID: 970 6596 9184

**1. CALL TO ORDER**

- a.** Roll Call, Pledge of Allegiance

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

- a.** Agenda Approval or Modifications

- b.** Approval of Planning Commission Meeting Minutes of June 10, 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. DISCUSSION ITEMS**

- a.** Comp Plan Periodic Update

**5. STAFF COMMENTS**

**6. COMMISSIONER UPDATES**

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

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### 1 CALL TO ORDER

Chair 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, Sarah Wagner  
**Staff:** Community Development Director Metzler

### 2 CONSENT AGENDA:

- a. Agenda Approval or Modifications
- b. Review Planning Commission meeting minutes from May 13, 2024

**Motion:** As Read **Action:** Approve, **Moved by:** Commissioner Greene **Seconded by:** Commissioner Lenoir **Motion Passed 7-0**

### 3 CITIZEN COMMENT PERIOD

There were no citizen comments.

### 4 ACTION ITEMS

- a. SB 5290 Interim Ordinance Recommendation

**Motion:** approve **Action:** Approve, **Moved by:** Commission Furey **Seconded by:** Commissioner Pincas **Motion Passed 7-0**

### 5 DISCUSSION ITEMS

- a. 2024 Comp Plan Periodic Update - Draft Chapter Review

Nicole Stickney with AHBL presented the Transportation Elements Survey results, and answer the Commissioners questions.

- b. Middle Housing

Community Development Director Metzler gave a quick update on this agenda item for informational purposes.

- c. 2024 Work Plan

Commissioners reviewed the existing work plan briefly.

### 6 STAFF COMMENTS

Community Development Director Metzler provided updates.

### 7 COMMISSIONER UPDATES

Commissioner Pincas shared that she will be resigning from the Planning Commission effective after the June meeting.

### 8 ADJOURN

Chair Overfield adjourned the meeting at 7:40pm.



CITY OF EDGEWOOD  
STAFF REPORT  
PLANNING COMMISSION AGENDA ITEM

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Date: July 8, 2024

Title: Comprehensive Plan Periodic Update

Attachments: AHBL Summary Memo – DRAFT Land Use Element  
DRAFT Land Use 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:

The City’s consultant will be presenting the draft Land Use Element 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.



# PROJECT MEMO

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**TO:** Jeremy Metzler **DATE:** July 2, 2024  
**FROM:** Nicole Stickney **PROJECT NO.:** 2220913.30  
Tri-Cities - (509) 380-5883 **PROJECT NAME:** Edgewood Comprehensive Plan  
Periodic Update  
**SUBJECT:** Draft Land Use Element / chapter (for Initial Planning Commission review)

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This memo provides an overview of the proposed changes to the Land Use Element as a part of the 2024 Edgewood Comprehensive Plan Update. This memo includes only critical changes that would be of interest and does not include minor edits such as grammatical changes. All changes are shown in the tracked change document versions (redlines) of the element and the draft is dated July 2, 2024.

As a reminder, the City's existing (adopted) Comprehensive Plan does not contain an Economic Development Element and there are icons (pictures) included throughout the plan's goals and policies to signal language which also applies to Economic Development objectives or themes. However, the new plan will have an Economic Development Element and so those icons are no longer needed.

## LAND USE ELEMENT

- All maps and tables are updated (or will be updated, pending direction from the City staff/ Planning Commission) to include current data and projected growth targets.
- An updated Future Land Use Map is still being developed and will be included in the Updated Plan.
  - For now, we have inserted the “Alternative 3A” version of the Land Use map for contemplation and discussion among the Planning Commission. The different maps that have been prepared as alternatives remain online for an easy comparison at:  
<https://engage.ahbl.com/edgewood/flum-map-comparison>
- The “Alterative 3A” is similar to the “Alternative 3” that the Planning Commission was introduced to in a meeting several months back, but a few more parcels have been identified which are in a public use and so the land use designation for those locations are now shown in blue. In addition, a “Special Land Use Study Overlay” is proposed to be added for in the northeastern edge of the City.
- Associated text changes will be made throughout the document based on the updated Future Land Use Map, if needed.
- We added a section called *Land Use Compatibility*, which includes information on health considerations, infill development, and Tribal lands. Information on infill development was added to provide context to those who may not be aware of the meaning, as it is later mentioned again in Goal LU.4. Health considerations focus on those related to the urban form, such as land use decisions that improve overall quality of life (walkable neighborhoods, accessible park and recreation facilities, etc.).
- We added a section called Community Character, which includes language from the City's existing stand-alone element with that name, as the information can be consolidated into the Land Use Element for better organization and future implementation. Likewise, the Goals and Policies are integrated into the Land Use Element draft (with proposed changes shown).

- We removed references to specific maximum density quantities for each zoning district, as these may require changes in the Zoning Code within the next 20 years and it is not necessary or typical for a land use element to provide that level of detail.
- We have proposed updates to Goal LU.10 to include language pertaining to access to healthcare in addition to healthy foods.
- We have added an additional goal (Goal LU.11) providing policies related to fair and equitable land use decisions, including accessible public engagement and mitigation measures for addressing disproportionate impacts on marginalized groups. These changes are driven largely by requirements at the state and regional level.
  - We have indicated in comments where we proposed language that relate to the Multicounty Planning Policies (MPPs) in PSRC's VISION 2050 plan, which can also be accessed here: <https://www.psrc.org/media/1695>
- The term “Rural Roots” is retained (and it occurs in two places in the existing document) consistent with the direction and guidance provided by the Planning Commission in their June meeting.

We have the following questions for the discussion among the Planning Commission:

1. Would the Planning Commission support the term “Single-Family” being changed to just “Residential” in both the Comprehensive Plan and the Zoning Regulations?
2. Do the proposed changes to the “Goals and Policies” section of the draft Land Use Element appear acceptable? What changes would you like to see made before a draft is prepared for a public hearing?
3. The consultant team will be working through the final steps of a “lands capacity” exercise to affirm the “Alternative 3A” map can accommodate the population, jobs and housing requirements for growth. Are there any concerns or input the Planning Commission wants to provide as that work is finalized?

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

# LAND USE

## INTRODUCTION

~~The Land Use Element guides future use of land in Edgewood and describes development patterns that support the City's vision for the future. The element includes policies that promote community character, preserve, and strengthen residential neighborhoods, foster the Town Center and the Meridian Corridor as vibrant and mixed-use community places, describe land use designations, respect and protect the natural environment and promote healthy living.~~

The Land Use Element guides future use of land in Edgewood and describes development patterns that support the City's vision for the future. The element includes policies promoting community character, preserving and strengthening residential neighborhoods, respecting and promoting the natural environment, and promoting healthy living. The Element also describes and sets out land use designations while including specific policies fostering the focused development of the Town Center and Meridian Corridor as vibrant, mixed-use community hubs.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will ~~be able to~~ accommodate 20 years of growth through sufficient buildable land that is zoned appropriately to support future development. ~~The Pierce County Countywide Planning Policies establish Edgewood's 2044 growth target of 18,258 people, and adopted by Pierce County Council. For this comprehensive plan, the City extended the adopted 2030 growth targets to 2035. Edgewood's 2008 population of 9,595, used for the purpose of forecasting to 2030, is essentially the same as the latest (2013) US Census population estimate for Edgewood of 9,591. The lack of growth in Edgewood over the past several years is likely largely due to the economic recession and it is reasonable to assume that the city will experience growth over the next 20 years in a manner consistent with the assumptions established in the Pierce County Countywide Planning Policies. Under this assumption, the adopted 2030 growth target is also an appropriate 2035 growth target and has been assumed in this plan. If growth accelerates in Edgewood, the City recognizes that there may be a need to update these targets.~~

In addition to managing growth, the Land Use Element also sets goals and policies for the

design and spatial layout of cities. These goals and policies provide the opportunity to shape communities into more livable, healthy spaces supporting positive health outcomes in the community.

~~The Land Use Element background information included in Volume II of the Plan contains the data and analysis that provide the foundation for the Land Use Element goals and policies~~

## BACKGROUND INFORMATION

The Growth Management Act (GMA) requires ~~that cities provide to maintain~~ a comprehensive plan with a Land Use Element to designate the proposed categories and intensities of land uses. The GMA further specifies that the Land Use Element ~~be is~~ the foundation of a comprehensive plan. This process of designating future land uses must account for future population growth and must be supported by adequate levels of public facilities and services provided concurrent with development. Consistent with this legislative intent, the Washington Administrative Code (WAC) identifies general features of a Land Use Element as listed below ~~(These features may be in the thought these items can be in a Land Use Element or other plan Elements of a comprehensive plan)~~.

- Designation of the proposed general distribution, location, and extent of land for all projected uses.
- Population densities, building intensities, and estimates of future population growth.
- Provisions for protection of the quality and quantity of ground water used for public water supplies.
- Consideration of urban planning approaches to promote physical activity.
- Review of drainage, flooding, and stormwater runoff and guidance for discharges that pollute waters of the state.

To ensure consistency with regional goals and objectives, the Puget Sound Regional Council VISION 2050 and Pierce County Countywide Planning Policies (CPPs) were consulted as part of the Land Use Element update. Feedback provided at community meetings and through other engagement activities also provided key direction for updating the Land Use Element and helped to inform guide the update of the City's Official Future Land Use Map.

The GMA requires the City of Edgewood to identify and designate lands for public use to

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**LAND USE**

**Commented [NS1]:** Some of this is from the "Volume 2" document; Additionally, there will be a small technical appendix (being prepared now) showing the land capacity calculations

**Commented [NS2]:** We have updated all instances of references to the Vision 2040 Plan to VISION 2050

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ensure there is sufficient land available for schools, recreation, landfills, stormwater facilities, and other public uses. Edgewood ensures this responsibility is met by collaborating with the local school districts, fire districts, and the county planning department to site new facilities as needed; and determine current and future needs in this plan's Capital Facilities Element.

## EXISTING CONDITIONS

### *Natural Environment*

Edgewood's natural environment includes stands of mature trees, steep slopes, ravines, closed topographic depressions (known as potholes), and several water features.

Lake Chalet is located in west-central Edgewood. Four perennial creeks flow through the City: Jovita Creek, Surprise Lake Creek, Simons Creek, and Wapato Creek. Wetlands are found adjacent to these creeks and throughout the City. While there are no rivers in Edgewood, the City's southern and eastern boundaries are defined by the steep valley walls of the Puyallup River and the White River.

Edgewood's topography and hydrology influence land use patterns. For instance, steep slopes, streams, and critical areas limit development potential. The City may also choose to preserve natural areas to meet community objectives.

### *Existing Land Use*

The City of Edgewood is approximately 8.41 square miles (or 5,382 acres) in area. Residential land uses make up the majority of the City. Single-family residences are the primary residential use, but there are also multi-family developments and duplexes located throughout the City. The City is also encouraging mixed-use development through its zoning designations in specific locations along Meridian Avenue and Freeman Road.

Commercial land uses are located primarily along the Meridian Avenue corridor and include services, office space, and retail sales. Additionally, many residential uses include home occupations. Industrial lands are limited in Edgewood, with most of the regional focus in the adjoining communities of Fife, Pacific, Puyallup, and Sumner.

Public land uses such as schools, parks, utilities, and roads are distributed throughout the City.

There are a number of undeveloped open spaces in private ownership, many of which are on steep slopes or around streams and wetlands thereby limiting development options.

Urban Growth Areas (UGAs) can include areas around cities that are eligible for annexation. Edgewood does not have a UGA that extends beyond the City limits.

~~The Washington State Department of Ecology's 2010 land use dataset provides a rough estimate of the proportions of existing land uses in Edgewood. Table 3 shows the acreage for existing land uses based on the state's data.~~

### *Growth Targets*

Edgewood's estimated 2024 population is 14,080. The state sets targets for the amount of growth counties will accommodate within the next twenty years by household income level, and counties and cities work together to allocate that growth in a way that makes sense manner consistent with state and regional guidelines. Next, Edgewood's 2044 growth target was established by the Pierce County Countywide Planning Policies and adopted by the Pierce County Council<sup>1</sup> based on guidance provided in PSRC's VISION 2050 plan, which apportions growth among various "regional geographies." VISION 2050 organizes cities and places into various categories: *Metropolitan Cities, Core Cities, High Capacity Transit (HCT) Communities and Cities and Towns*. Edgewood is included in the "Cities and Towns" category due to various factors, and primarily to account for the locational attributes with respect to employment centers and transit. For this comprehensive plan, the City extended the adopted 2030 growth targets to 2035. Edgewood's 2008 population of 9,595, used for the purpose of forecasting to 2030, is essentially the same as the latest (2013) US Census population estimate for Edgewood of 9,591. The lack of growth in Edgewood over the past several years is likely largely due to the economic recession and it is reasonable to assume that the city will experience growth over the next 20 years in a manner consistent with the assumptions established in the Pierce County Countywide Planning Policies. Under this assumption, the adopted 2030 growth target is also an appropriate 2035 growth target and has been assumed in this plan. The growth targets are shown in Table 2. Over the coming twenty-year period the city is forecasted to grow by almost 30 percent in population count. If growth accelerates in Edgewood, the City recognizes that there may be a need to update these targets.

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<sup>1</sup> Pierce County Ordinance Nos. 2022-46s and 2023-22s

**Table 1: Existing Land Uses**

LAND USE CATEGORY	ACREAGE	PERCENT OF TOTAL CITY ACREAGE
Single-Family		
Multi-Family		
Retail		
Services		
Industrial		
Civic		
Parks & Open Space		
Schools		
Utilities		
Resource Lands		
Unimproved Lands		
All Other Uses (Including Roads)		

*Note: Acreage numbers are based on the Washington State Department of Ecology's 2010 draft land use GIS dataset. The dataset includes over 50 separate categories of land use, the ones shown here are more general categories developed by 3-Square Blocks.*

**Commented [NS3]:** This table will need to be updated with calcs and percentages based on the updated Land Use map which is forthcoming.

We will further need to identify how / how not these figures align with the categories used in the Pierce County Buildable Lands report and we will need clearly distinguish between actual use and future land use / FLUM.

**Table 2: City of Edgewood Total Growth Targets**

GROWTH TARGET CATEGORY	2044 TOTAL TARGET
Population	13,700 <u>18,258</u>
Housing	6,003 <u>7,522*</u>
Employment	3,094 <u>4,206</u>

**Commented [NS4]:** The previous values were the 2035 growth targets

[\\*See Housing Element for housing targets by income level](#)

**Table 3: Estimated Net Developable Acres per Zoning Designation**

FUTURE LAND USE DESIGNATION	IMPLEMENTING ZONING DISTRICT DESIGNATION(S)	NET DEVELOPABLE ACREAGE
	Single Family 2 (SF-2)	
	Single Family 3 (SF-3)	
	Single Family 5 (SF-5)	
	Mixed Residential 1 (MR-1)	
	Mixed Residential 2 (MR-2)	
	Town Center (TC + <del>TCDO</del> )	
	Commercial (C)	

FUTURE LAND USE DESIGNATION	IMPLEMENTING ZONING DISTRICT DESIGNATION(S)	NET DEVELOPABLE ACREAGE
	Mixed Use Residential (MUR)	
	Business Park (BP)	
	Industrial (I)	

Table 4: Comparison of Growth Targets and Available Capacity

	EXISTING (2020)	2044 TARGET	AVAILABLE CAPACITY	SURPLUS
Housing Units	3,814 units <u>5,125 units</u>	6,003 units <u>7,557 units</u>	5,715 units <u>XXX units</u>	3,562 units <u>XXX units</u>
Employment	1,191 jobs <u>2,244 jobs</u>	3,094 jobs <u>4,206 jobs</u>	3,861 jobs <u>XXX jobs</u>	1,958 jobs <u>XXX units</u>

The City's Official Future Land Use Map (Figure 3) shows the broad, future use categories of the community and how those uses will be distributed.

#### *Future Land Use Designations*

Information about the City's future land use designations are summarized in Table 5. The purpose of each of the designations is described on the following pages.

Table 5: Acreage in Current Zoning Designations

ZONING DESIGNATION	ACRES	PERCENT OF TOTAL CITY ACREAGE
Single Family 2 (SF-2)	2,016 <u>1,956</u>	37.5% <u>36.4%</u>
Single Family 3 (SF-3)	2,151	40.0

**Commented [NS5]:** We have provisionally updated these figures; if changes are made then new calcs will be needed. Also this information may be located in a Technical Appendix

This table could also be easily shifted to list out the Land Use categories and the quantities for each. (We would need to recalculate)

ZONING DESIGNATION	ACRES	PERCENT OF TOTAL CITY ACREAGE
	<u>2,072</u>	<u>38.5</u>
Single Family 5 (SF-5)	<u>46</u> <u>63</u>	<u>0.8</u> <u>1.2</u>
Mixed Residential 1 (MR-1)	<u>101</u> <u>89</u>	<u>1.9</u> <u>1.7</u>
Mixed Residential 2 (MR-2)	<u>69</u> <u>59</u>	<u>1.3</u> <u>1.1</u>
Town Center (TC)	86	1.6
Commercial (C)	<u>82</u> <u>87</u>	<u>1.5</u> <u>1.6</u>
Mixed Use Residential (MUR)	<u>126</u> <u>146</u>	<u>2.3</u> <u>2.7</u>
Business Park (BP)	<u>32</u> <u>34</u>	0.6
Industrial (I)	<u>172</u> <u>169</u>	<u>3.2</u> <u>3.1</u>
Public (P)	<u>177</u> <u>203</u>	<u>3.3</u> <u>3.8</u>
Unzoned Areas (Including Roads)	<u>325</u> <u>415</u>	<u>6</u> <u>7.7</u>

### Single Family

The City has three single family zoning designations land use categories. SF 3 and SF 5 are the primary residential zoning designations. Single Family Moderate and Single Family High are the primary residential land use categories. SF 2 Single Family Low is intended

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LAND USE

**Commented [NS6]:** We have re-written this section and the sections that follow to explain the city's land use categories (classifications) and not zoning.

The intent and a list of the permitted/ conditional uses of each zoning district are found in the City's municipal code. In addition, Table 2 at EMC 18.80.020 shows the relationship between the land use categories and the various zoning designations (in the case of Edgewood this is a 1:1 relationship).

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to preserve the identity of areas with patterns of large residential lots, preserve tree stands and reduce traffic volumes in east-west arterial corridors. It is also used in areas lacking sewer service and where critical area protections may be in place or the presence of potholes limits development capacity. Permitted uses in single family zoning designations include: residential uses (e.g., single family detached dwellings, modular homes, group homes, manufactured homes), civic uses (e.g., daycare, open space, religious assembly), utility uses, as well as some minor commercial uses such as lodging and funeral services.

### Mixed Residential

There are two mixed residential ~~zoning designations~~land use classifications providing ~~for~~ for moderate residential density using a variety of urban housing types such as small-lot detached dwellings, duplexes, and townhouses. ~~The same types of uses are permitted in mixed residential zoning designations as in single family residential zoning designations, with the addition of multi-family dwellings and senior housing facilities.~~

### Mixed Use

There are four mixed use ~~zoning designations~~land use classifications. First, the Town Center ~~category (TC) zoning designation is intended to reflect~~ is in place to facilitate development at the city's core, reflecting the ~~a~~ unique local character and rural roots. ~~It accommodates a~~ The land use category accommodates a range of compatible uses emphasizing a variety of vertical and horizontal mixed-use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses. Next, the Commercial (C) ~~zoning designation~~category is assigned to lands where ~~provides~~ a visual and functional transition between the town center and ~~adjacent zoning designations~~other less intensive uses are in place or intended. ~~While commercial development is emphasized, this zoning designation also~~ This category is primarily intended for commercial development but also accommodates ~~allows~~ light industrial and multifamily housing ~~uses~~. The Mixed Use Residential (MUR) ~~zoning designation~~land use category accommodates a range of medium density residential housing types as well as some commercial uses and professional office uses. Finally, the Business Park (BP) ~~zoning designation~~land use classification accommodates a wide range of employment and commercial uses, including professional office, senior housing and apartments, light industrial and retail uses.

## Industrial

The City has [a limited amount of lands classified as an Industrial \(I\) zoning designation that provides providing](#) for regional research, light manufacturing, warehousing, and other major regional employment uses. Industrial lands are limited to areas where regional transportation access is available.

## Public

~~The City has a Public (P) zoning designation that The Public land use classification accommodates and provides lands for moderate-scale and large-scale activities relating to the purpose of state and local governmental entities and semi-public institutions providing necessary public services. Permitted uses in the public zoning designation include: civic uses (e.g., schools, parks, open space, safety services, public services), utility uses, office uses and recreation uses.~~

## COMMUNITY CHARACTER

Edgewood's community character is shaped by its rich history, small town amenities, pastoral and natural areas, residential neighborhoods and its growing mixed-use corridor along Meridian Ave E. The intent of the [Goals LU.3 through LU.6 and their associated goals and](#) policies in this element is to guide public and private development, protect the community's positive attributes and foster community design that is people-oriented, diverse, and aesthetically appealing.

Community character can be supported and enhanced through quality community design. Community design combines aspects of architecture, landscape, public works facilities, public art, and transportation systems. High quality community design does not have to be extravagant, it can simply be a thoughtful approach to the look of new development. Design quality refers to development's overall contribution to the appearance and function of the community. For example, within new developments, retention of existing vegetation and integration of appropriate landscaping contributes to Edgewood's ~~rural~~ [rurally-inspired](#) image and ensures that trees will continue to provide benefits to the community for years to come. Design also has to do with the way development is related to surrounding properties. When development integrates attributes of adjacent sites, the overall function and appeal of the area is improved. Examples include shared driveways, similar landscaping, pedestrian connections and consistent building form.

Quality community design is essential in Edgewood to ensure that the growth anticipated in the next 20 years will maintain and enhance community character.

New commercial and industrial, ~~and multi family~~ development is anticipated during this time in areas near existing single family residential neighborhoods. For this development to be compatible with existing neighborhoods, it is necessary to have appropriate transitions and mitigate for potential negative impacts. If designed thoughtfully, new development can have positive impacts such as increased access to local services and improved pedestrian connectivity.

~~The City is planning a number of public projects in the coming years, including improvements to the parks system and transportation systems. This also represents opportunities to enhance community character through attractive public spaces and safe and efficient multi-modal transportation systems.~~

## LAND USE COMPATIBILITY

The City promotes the health, safety, and general welfare of Edgewood's residents by guiding planning and land use decisions. The City has defined different land use zones to implement this Plan, support the future development of each zone, and promote compatibility between zones. The City's zoning code addresses impacts such as noise, light trespass, vibrations, glare, and traffic volume in considering classifications. In addition, the City uses height and bulk dimensional regulations to ensure that buildings are compatible with the identity of the surrounding area. For some development, design standards are applied to assure quality physical development occurs in each zone including the regulation of landscape screening, streetscape features, and other controls incorporated between different uses to create continuity between zones.

### *Integrating Health Considerations into the Urban Form*

Maintaining a healthy and safe quality of life for all community members in Edgewood is a top priority when planning for the future of the city. Land use decisions that support healthy living are encouraged by the city such as preserving the environment, supporting walkable neighborhoods, expanding safe pedestrian and bicycle access, and locating parks and active recreation opportunities nearby residential housing. Through these decisions, the City is able to encourage active lifestyles through the built environment.

### Infill Development

The City has undeveloped land located throughout the community that can provide opportunities for new infill development. The focus on opportunities to develop parcels within existing urban areas can reduce sprawl, support improved transportation, increase residential densities, and promote more connectivity throughout the city. Additionally, infill projects can increase the variety of housing forms available in certain areas.

#### Joint Base Lewis McChord

Joint Base Lewis McChord (JBLM) is located southwest of Edgewood and is a major regional center that impacts economics, transportation, and community character in the South Sound. In 2015, JBLM worked in collaboration with jurisdictions surrounding the Base to conduct a Joint Land Use Study (JLUS), which is a strategic plan that provides specific implementation actions to ensure compatible civilian growth and development in the vicinity of JBLM. The South Sound Military & Communities Partnership found that Edgewood's land uses are compatible with JBLM uses in accordance with federal guidance regarding joint land use planning.

**Commented [NS8]:** We are showing this part now as a placeholder. This information will probably go into the Technical appendix as it's important to recognize this info but is subordinate to the information / policy information we set out in the Land Use Element itself.

## **GOALS AND POLICIES**

### Goal LU.1 Establish a future land use pattern that is consistent with the City's vision.

LU.1a

Ensure that land use policies and regulations support the City's vision. Ensure that adequate land areas are provided to accommodate projected growth and provide opportunities for economic development activities, while protecting open space and natural resources.

LU.1.b

Create a "first mover" advantage for developers that wish to build quality projects that respect the City's vision.

LU.1b

Use the Future Land Use Map that is adopted as part of this plan to guide land use and development regulations, and update it as needed (Figure 3).

**Commented [NS9]:** We are proposing new language that is more focused as the existing policy is written very vague and difficult to implement.

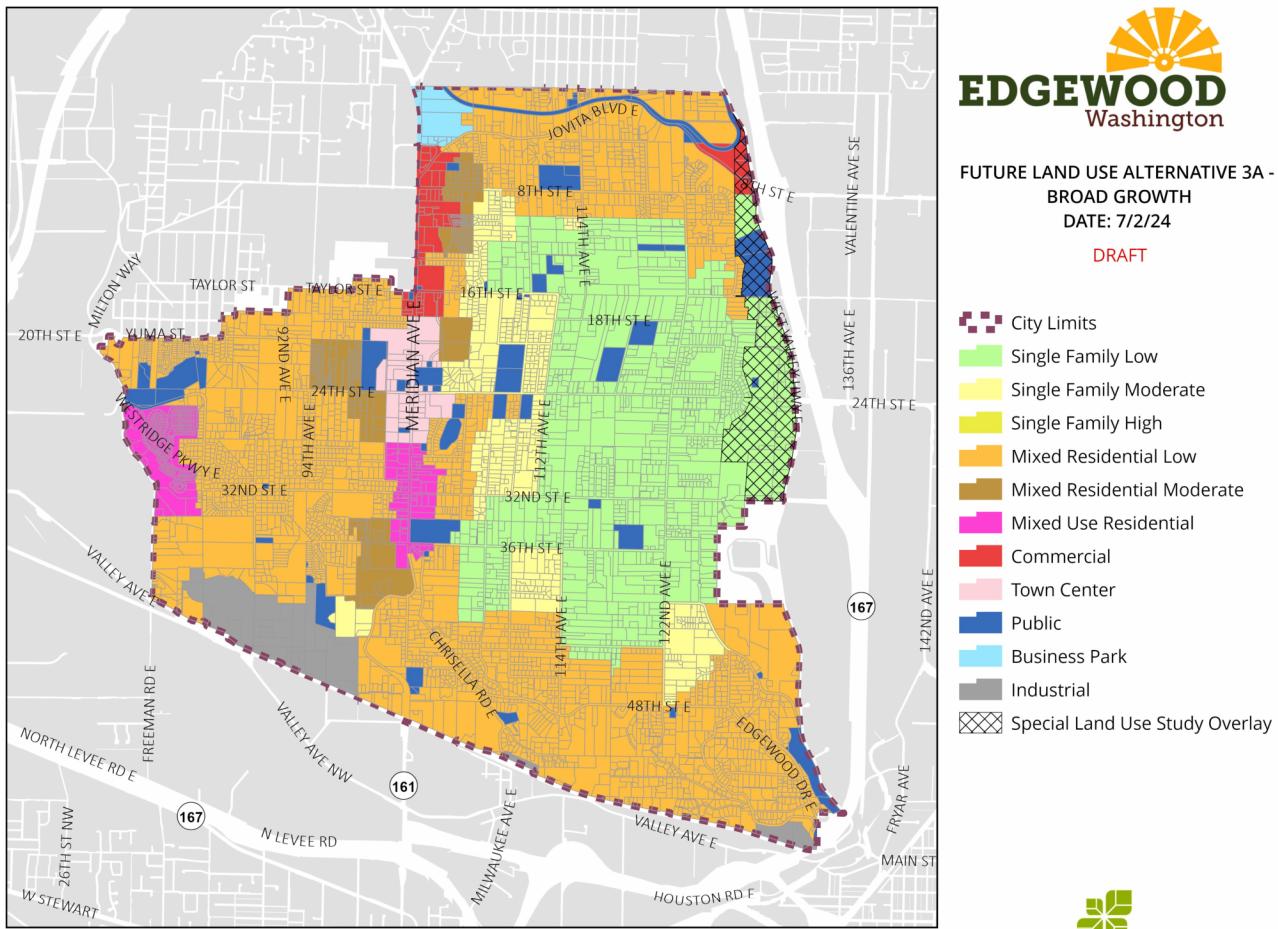


Figure 3 Future Land Use Map

The City is planning to study the feasibility of changing land use designations in the Special Land Use Study Overlay shown on the Future Land Use Map (Figure 3). A number of factors have led to interest in possible redesignation of land uses (together with zoning and allowed uses) in the overlay area, known as the "West Valley Highway East" area.

LU.1c [Establish zoning overlays, where appropriate, to provide more specific regulation or standards in areas of special concern including, but not limited to, sub-areas or districts, special uses, or environmental protection.](#)

**Commented [NS10]:** This is not a necessary change to make, but including this policy as a provision could prove helpful in the future.

LU.1d Study the potential for new land use designations within the City on an as-needed basis, in response to changing community conditions or regulatory requirements. Consider the following as part of the study:

- Potential for a master plan or small area plan
- Potential for economic development, including recruitment of businesses that provide family-wage jobs and support for locally-owned businesses
- Transportation access
- Availability of public facilities and services
- Environmental constraints
- Compatibility with surrounding development
- Community input
- Property owner interests
- Consistency with City plans and policies
- Open space preservation, where appropriate

*Zoning regulations for allowable density and intensity are set forth in Edgewood's Municipal Code. These regulations support the land use pattern called for in the Comprehensive Plan.*

LU.1e Ensure that the City's sewer plan, [water plan](#), [Capital Improvement Plan \(CIP\)](#), [Capital Facilities Plan \(CFP\)](#), Parks, Recreation, Open Space, and [Trails \(PROST\) Plan](#), and other functional plans are supportive of the land use patterns outlined in this Element.

[LU.1f Reassess the Land Use Element if probable funding falls short of meeting existing needs.](#)

[LU.1.g Maintain communication with neighboring jurisdictions including Milton and regional partners to ensure coordination across boundaries.](#)

#### **SINGLE FAMILY RESIDENTIAL**

LU.1h The [Single Family](#) Low [Density Residential](#) designation is intended to Edgewood Comprehensive Plan Draft  
**LAND USE** LU-14  
July 2, 2024

**Commented [NS11]:** This is proposed "new" based on community input we heard through community engagement activities.

preserve the identity of areas with development limitations due to environmental factors or lack of access to sewer. Environmental factors include critical areas and pothole basins, with patterns of large residential lots, preserve tree stands and reduce traffic volumes in east-west arterial corridors. Allowable uses include single family detached dwelling units and compatible uses.

- ~~The maximum number of allowable dwelling units per net buildable acre (dua) in the Single Family Low designation is two dua.~~

**Commented [NS12]:** This is too specific and may be problematic to maintain in the Comprehensive Plan. Instead, maximum densities are regulated in the zoning code.

LU.1i The Single Family Moderate and Single Family High designations are intended to preserve and maintain established residential neighborhoods. Allowable uses include single family detached dwelling units and compatible uses.

- ~~The maximum number of allowable dwelling units in the Single Family Moderate designation is three dua.~~
- ~~The maximum number of allowable dwelling units in the Single Family High designation is five dua.~~

**Commented [NS13]:** This is too specific and may be problematic to maintain in the Comprehensive Plan. Instead, maximum densities are regulated in the zoning code.

#### ~~MIXED RESIDENTIAL~~

LU.1j The Mixed Residential Low and Mixed Residential Moderate designations are intended to provide for a variety of urban housing types. Allowable uses include a range of housing types such as small-lot detached dwellings, duplexes and townhouses, multi-family dwellings and senior housing facilities. Compatible uses are also allowed.

- ~~The maximum number of allowable dwelling units in the Mixed Residential Low designation is four dua.~~
- ~~The maximum number of allowable dwelling units in the Mixed Residential Moderate designation is eight dua.~~

**Commented [NS14]:** Instead of putting a heading in front of each section that pertains to residential (at different intensities) there can be only one heading

#### ~~MIXED USE RESIDENTIAL~~

LU.1k The Mixed-Use Residential designation ~~is intended~~ aims to accommodate a range of medium density residential housing types and ~~to provide~~ provides a visual and functional transition between residential neighborhoods and areas of more intensive development. A mix of land

**Commented [NS15]:** This is too specific and may be problematic to maintain in the Comprehensive Plan. Instead, maximum densities are regulated in the zoning code.

uses is allowed, including commercial, professional, and other uses that ~~are compatible with neighborhood character~~are not incompatible due to noise, truck traffic, odors, or design / scale of structures.

LU.11 Designate sufficient land area at a variety of densities for residential uses to accommodate a projected city population of 50,000 in 2030.

## TOWN CENTER

LU.1m The Town Center designation is intended to support a well-designed, pedestrian-friendly community center that ~~reflects~~embodies Edgewood's ~~unique distinctive~~ local character and rural roots. It allows for a range of uses including a variety of vertical and horizontal mixed-use development, pedestrian-oriented retail, multifamily residential opportunities, senior housing, and civic uses. Compatible uses are also allowed.

LU.1n Strive to provide a sufficient mix of land uses in the Town Center to achieve a compact built environment that promotes walking, biking, and transit use to access goods, services, and employment opportunities.

## COMMERCIAL

LU.1o The Commercial designation is intended to accommodate a wide range of commercial uses, ~~including large format retail, auto-oriented commercial uses and regional scale commercial uses. Compatible uses are also allowed.~~

## BUSINESS PARK

LU.1p The Business Park designation ~~is intended to accommodate~~accommodates a wide range of employment and commercial uses, including professional office, senior housing and apartments, light industrial and retail uses, contributing both revenues and jobs to the local economy.

## INDUSTRIAL

LU.1q The Industrial designation is intended to accommodate industrial uses ~~that provide~~providing local and regional employment opportunities, such

as research, light manufacturing and warehousing. Compatible uses are also allowed.

#### PUBLIC

LU.1r The Public designation ~~is intended~~ allocates land for moderate-scale and large-scale activities relating to the purpose of state and local governmental entities and semi-public institutions providing necessary public services. Allowable uses include civic, utility and recreation uses. Compatible uses are also allowed.

### Goal LU.2 Promote a land use pattern that strengthens Edgewood's identity and sense of place.

LU.2a Consider entry and gateway features such as signage, enhanced landscaping, streetscaping features and public art that reinforce City identity.

LU.2b Promote community character and identity, in a welcoming way, including consideration of the following:

- Compatibility with natural site characteristics
- Development at a scale and character appropriate to the site and surrounding vicinity
- Design that reflects the community's current and historic character with a small-town feeling
- Landscaping to enhance building and site appearance

**Commented [NS16]:** Suggested language to be added, based on community sentiment as expressed during the public engagement

### Goal LU.3 Promote commercial and residential development that is carefully considered, aesthetically pleasing and functional.

**Commented [NS17]:** This previously appeared in the Community Character Element (Was Goal CC.I)

#### SITE & BUILDING DESIGN

LU3.a Encourage designs of major private and public buildings to create distinctive reference points in the community.

LU3.b ~~Adept~~ Incorporate design standards for new development that assures that new projects contribute to the community and complement

**Commented [NS18]:** Design Standards have been adopted (See EMC ch. 18.95)

adjacent uses.

LU3.c Ensure that development relates, connects and continues the design quality and site functions from site to site in multi-family, public facility and commercial areas.

• ~~Encourage small blocks between 660 feet and 330 feet parallel to the Meridian corridor to promote a variety of development types and encourage pedestrian connectivity.~~

LU3.d Encourage developments surrounding public places to use enhanced architectural elements and building materials.

LU3.e Use building and site design, landscaping, and shielded lighting to buffer the visual impact of development on areas adjacent uses.

LU3.d Incorporate pedestrian amenities into the design of public and commercial areas.

## SIGNS

LU3.e Encourage sign design and placement that complements building architecture.

LU3.f Discourage the use of large signs and off-site signs.

LU3.g Encourage consolidation of signs on a single structure where a commercial development contains multiple businesses.

## VEGETATION & LANDSCAPING

OC.1.j ~~Encourage retention of existing and use of native vegetation with new development.~~

LU3.h Encourage coordination of site planning and consolidation of landscaped areas in commercial development.

LU3.i Encourage concentrated seasonal-color planting in highly visible areas.

## OPEN SPACE

LU3.j Preserve and encourage open space as a dominant element of the community's character through parks, trails, water features, cemeteries and other significant properties that provide public benefit.

## Goal LU.4 Promote the creation of highly usable public spaces that maintain community character and increase public safety.

**Commented [NS19]:** This previously appeared in the Community Character Element (Was Goal CC.II)

### PUBLIC PLACES

- LU4.a Ensure that public and semi-public places are designed to include pedestrian amenities such as seating, landscaping, kiosks, walkways, pavilions, canopies, and awnings, and public art.
- Lu4.b Consider the edges of public places that abut adjacent property for special design treatment to create a buffer effect.
- LU4.c Design buildings and open areas that minimize the effects of building shadows.

### PEDESTRIAN LINKAGES

- LU4.d Provide clear and identifiable systems of accessible sidewalks, walkways and trails.

### STREET CORRIDORS

- LU4.e Provide “complete streets” that include amenities to enhance community character. And provide safe pedestrian design elements, especially at the corners of intersections.
- ~~CC.II.f Encourage street designs that provide safe pedestrian design elements, especially at the corners of intersections.~~
- ~~CC.II.gf Work cooperatively with businesses and property owners along the Meridian Avenue corridor to encourage and preserve the economic viability and visual quality of the City’s “Main Street” corridor.~~
- LU4.f Encourage the designation and development of a City “gateway”.
- LU4.g Enhance the Meridian Avenue Corridor to include pedestrian amenities, landscaping, cohesive frontage improvements and other design considerations.

**Commented [NS20]:** This belongs elsewhere (Economic Development or Town Center Element)

### TRANSIT FACILITIES

- LU4.h Encourage site planning and building designs that support and connect with existing and planned transit facilities in the City.

LU4.i Design and locate bike racks, benches, shelters and pedestrian amenities, so that they are accessible and coordinated with transit facilities.

## Goal LU.5 Enhance the identity and appearance of residential and commercial neighborhoods.

### NEIGHBORHOOD COMMERCIAL

LU5.a Encourage commercial development to achieve a level of architectural quality and site planning that enhances the visual image and identity of Edgewood.

LU5.b Incorporate architectural character, landscaping, lighting and signs into commercial areas to create a balance between appearance and functions.

LU5.c Ensure that perimeters of commercial areas use appropriate planting, lighting and signs consistent with surrounding commercial developments and to buffer adjacent residential neighborhoods.

LU5.d Encourage buildings on adjacent properties to have common walls and to utilize “zero lot line” provisions.

LU5.e Encourage small-scale commercial and mixed-use development ~~with to incorporate~~ unobtrusive parking areas, pedestrian connectivity, and ample landscaping.

### RESIDENTIAL

LU5.f Encourage improvements that enhance neighborhood appearance and pedestrian and vehicular safety.

CC.III.g ~~Allow farm animals on large parcels, compatible with Edgewood's desire to maintain open space in the community.~~

## Goal LU.6 Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.

LU6.a Recognize the heritage of the community by naming parks, streets and other public places after major ~~figures and events~~ [figures, events, or](#)

**Commented [NS21]:** This previously appeared in the Community Character Element (Was Goal CC.III)

**Commented [NS22]:** This topic is best left to the Development regulations (zoning code) and kept out of the Comprehensive Plan

**Commented [NS23]:** This previously appeared in the Community Character Element (Was Goal CC.IV)

**Commented [AT24]:** This could be split up, for example putting the goal in each section and only specifically mentioning that type: “Recognize the heritage of the community by naming parks after major figures and events” in the parks section.

native names.

- LU6.b Designate and inventory historic landmark sites and structures.
- LU6.c Review proposed changes and develop incentives such as fee waivers and code flexibility to encourage preservation of City landmarks or important features.
- LU6.d Work jointly with other jurisdictions, agencies, organizations, tribes, and property owners to preserve historic resources and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.

## Goal LU.7 Promote development that respects and preserves the natural environment.

*Additional policy guidance for promoting and protecting the natural environment is included in the Natural Environment Element. Open space corridors are also addressed in the Parks, Recreation and Open Space Element on page [XX](#).*

- LU.7a Provide design flexibility to encourage the preservation and integration of existing natural site features in new development, including clusters of trees, watercourses, slopes, and open spaces.
- LU.7b Encourage the retention of existing landscaping and native vegetation in new development, particularly focusing on drought-tolerant species and the preservation of significant trees.
- LU.7c Recognize and promote tree preservation as an integral part of community character.
- LU.7d Identify and preserve scenic vistas.
- ~~LU.7.e~~ Support low impact development measures.
- LU.7e Protect the quality and quantity of water resources.

## Goal LU.8 Promote the quality, character and function, and a welcoming sense of place for residential neighborhoods.

- LU8.a Consider natural constraints, surrounding development and proximity to services and facilities when establishing residential densities.

*Low-impact development (LID) is a stormwater and land use strategy that strives to mimic pre-disturbance hydrologic processes. LID measures emphasize conservation, use of on-site natural features, site planning, and integration of stormwater management practices into project design.*

- LU8.b Support innovative design and site planning options that help to preserve significant natural features and provide transitions between single family and other uses, such as zero lot line housing and locating townhouses and cottage housing in areas near services.
- LU8.c Encourage infill development in locations with adequate facilities to accommodate the development that is generally compatible with surrounding development.
- LU8.d Provide for flexibility in order to retain open space, preserve sensitive areas, and allow for continued agricultural uses.
- LU8.e Focus multifamily development in areas nearest to transportation facilities, commercial services, and other amenities.
- LU8.f Encourage a high-quality pedestrian environment near multi-family housing.

**Commented [NS25]:** Most people will likely not know what this means so we've added this concept under "Land Use Compatibility"

## Goal LU.9 Establish Town Center as the commercial, mixed use heart of Edgewood.

- LU9.a Support Foster the continued development of the Town Center to better serve the community and to attract regional visitors.  
*In 20122024, 25,000XXX people lived within a five minute drive of Town Center.*
- LU9.b Consider leveraging City-owned property along Meridian Ave E to catalyze the development of Town Center.  
*Co-working spaces are working environments shared by individuals who do not work for the same organization. Typically, co-working spaces are attractive to sole proprietors, independent contractors or other small businesses.*
- LU9.c Explore partnerships with developers to support development of unique, community-serving projects such as co-working spaces or a community center.
- LU9.d Support the development of distinctive landmarks within Town Center.

LU9.e Promote a mix of uses in Town Center, including residential, retail, office and community gathering places.

LU9.f Support pedestrian-oriented features and uses in Town Center.

LU9.g Encourage ground floor commercial or public uses in all development.

LU9.h Explore opportunities for public spaces and recreation facilities.

LU9.i Consider standards to ensure a smooth and compatible transition to adjacent **single family** residential areas, including:

- Limitations on building height and bulk, lighting and parking adjacent to single family areas
- Clustering of buildings away from single family residential development
- Preservation and enhancement of critical areas and open space adjacent to single family areas
- ~~Provision of pedestrian and bicycle connections to residential areas~~

LU9.j Prioritize investments that support development of Edgewood's Town Center, such as investments that improve transportation systems and public spaces.

~~LU.9k Create a Subarea Plan that establishes strategies to implement the community's vision for Town Center's future.~~

## Goal LU.10 Promote commercial uses that offer **quality, unique and essential** services **and goods** for residents and visitors and that distinguish Edgewood from surrounding commercial centers.

LU.10a Ensure City land use policies and regulations enable and support commercial development that captures the spending power of residents, regional commuters and of those seeking alternative retail experiences.

LU.10b Encourage diversification of the City's commercial offerings.

LU.10c Support the long-term economic vitality of commercial development.

LU.10d Establish standards to ensure long-term compatibility of commercial

development with surrounding areas.

LU.10e Promote safe and easy access to commercial corridors and centers for pedestrians, bicyclists and transit users.

LU.10f Encourage ground floor commercial uses in mixed use development.

~~LU.10g Allow small scale home occupations in residential areas.~~

## Goal LU.11 Accommodate and facilitate industrial development that positively contributes to Edgewood's economy and character.

LU.11a Establish opportunities for a range of industrial uses, such as regional research, manufacturing, warehousing or other regional employment uses.

LU.11b Expand the number and type of industrial uses in the City through more intensive use of existing industrial lands and expansion of industrial uses in appropriate locations.

## Goal LU.12 Ensure that public uses support and strengthen community character.

LU.12a Create community landmarks and promote identity through public development and public-private partnerships.

LU.12b Support convenience and vitality of public amenities through joint siting and use of public facilities.

LU.12c Update streetscape standards as needed to support the community vision, including design guidelines for signage, lighting, landscaping and hardscaping.

## Goal LU.13 Establish a land use pattern that supports physical activity for all abilities, including biking and walking.

LU.13a Promote neighborhood connectivity through improvements to the existing and planned trail system.

LU.13b Encourage pedestrian scale improvements such as plantings, lighting,

street furniture, signage, sidewalks, and attractive street fronts.

LU.13c Support safe routes to schools.

LU.13d Within commercial centers, provide attractive street fronts and connecting walkways to accommodate pedestrians as the priority. Consider how the spatial arrangement of different land uses can foster active transportation between those uses.

#### Goal LU.14 Ensure continued access to healthy foods and healthcare.

LU.14a Protect continued agricultural uses in the City.

LU.14b Promote community gardens, farmers' markets and other activities that provide access to healthy foods.

LU.14c Identify areas which would benefit from food retailers or healthcare and ensure that zoning supports the needs.

LU.14d Incorporate multi-modal connections to food resources and healthcare.

#### Goal LU.15 Ensure that land use decisions are fair and equitable.

LU.15a Create public engagement opportunities for all groups.

LU.15b Seek methods to overcome barriers to equitable engagement such as language and culture.

LU.15c Review land use decisions for disproportionate impacts to marginalized groups.

LU.15d Ensure mitigation to address disproportionate impacts to minority, low income and tribal communities in projects and proposals.

LU.15e Support inclusive engagement to ensure land use decisions do not negatively impact historically marginalized communities.

LU.15f Develop strategies to mitigate against potential residential and commercial displacement.

LU.15g Limit incompatible uses adjacent to Tribal reservation lands.

**Commented [NS28]:** This also relates to Transportation Element Goal T3

**Commented [NS29]:** Flagging for discussion with the planning commission - Does this need to remain as-is? Revise?

**Commented [NS30]:** This incorporates what we heard from the community as to local needs and preferences

**Commented [NS31]:** This goal and group of policies are added to ensure consistency and compliance with VISION 2050 and the Pierce County CPPs

**Commented [NS32]:** This is proposed to be added for consistency with GMA and additionally to incorporate direction from the MPP-DP-8 policy from the VISION 2050 plan: "Conduct inclusive engagement to identify and address the diverse needs of the region's residents"

**Commented [NS33]:** MPP-DP-8 and MPP-DP-2:  
Reduce disparities in access to opportunity for the region's residents through inclusive community planning and targeted public and private investments that meet the needs of current and future residents and businesses.

**Commented [NS34]:** MPP-DP-23:  
Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible

**Commented [NS35]:** MPP-Ec-12: Identify potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.

**Commented [NS36]:** MPP-DP-23 and MPP-DP-8

**Commented [NS37]:** MPP-H-12: Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure. Use a range [1]

**Commented [NS38]:** MPP-DP-51: Protect tribal reservation lands from encroachment by incompatible land uses and development both within reservation [2]

**Page 25: [1] Commented [NS37] Nicole Stickney 7/2/2024 10:17:00 AM**

MPP-H-12: Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible

And

MPP-Ec-12

**Page 25: [2] Commented [NS38] Nicole Stickney 7/2/2024 10:19:00 AM**

MPP-DP-51: Protect tribal reservation lands from encroachment by incompatible land uses and development both within reservation boundaries and on adjacent land.

And

MPP-RC-4: Coordinate with tribes in regional and local planning, recognizing the mutual benefits and potential for impacts between growth occurring within and outside tribal boundaries.