



Community & Economic Development Department

2224 104th Avenue East, Edgewood, WA 98372

(253) 952-3299 | <https://www.cityofedgewood.org/>

STATE ENVIRONMENTAL POLICY ACT (SEPA)

ENVIRONMENTAL CHECKLIST

FILE#: 24-007-CODE

Purpose of Checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Nonproject Proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [supplemental sheet for nonproject actions \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background (to be completed by applicant)

<p>1. Name of proposed project, if applicable:</p> <p>City of Edgewood 2024 Comprehensive Plan Periodic Update (with changes to the City's Zoning Map via a legislative action to implement the Comprehensive Plan) plus adoption of the General Sewer Plan</p>			
<p>2. Applicant</p>		Address (Street, City, State, Zip)	Phone
City of Edgewood		2224 104 th Ave East Edgewood, WA 98372	(253) 952-3299
<p>3. Contact Person</p>		Address (Street, City, State, Zip)	Phone
Nicole Stickney, AICP		AHBL, Inc. 5804 Rd 90 Suite H Pasco, WA 99301	(509) 316-7131
<p>4. DATE CHECKLIST PREPARED</p> <p>October 3, 2024</p>			
<p>5. AGENCY REQUESTING CHECKLIST</p> <p>City of Edgewood</p>			

1. Proposed timing of schedule (including phasing, if applicable):

The updated Comprehensive Plan will go through final review with anticipated adoption in the final quarter of 2024.

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The City considers applications and City-initiated amendments to the Comprehensive Plan annually.

3. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- DRAFT City of Edgewood 2024 Comprehensive Plan;
- DRAFT City of Edgewood 2024 General Sewer Plan;
- City of Edgewood Americans with Disabilities Act (ADA) Transition Plan Analysis (Transpo Group);
- City of Edgewood Economic Profile Analysis (ECONorthwest, dated August 26, 2024); and
- City of Edgewood Housing Land Capacity Analysis (AHBL, Inc., dated October 2, 2024).

The City has issued several SEPA documents related to its Comprehensive Plan, which are hereby incorporated by reference:

- Edgewood Comprehensive Plan Final Environmental Impact Statement issued May 25, 2001
- Edgewood Comprehensive Plan 2015 Periodic Update SEPA Checklist and Determination of Non-Significance (DNS) issued March 25, 2015
- Since 2015, SEPA Checklists and Determinations of Non-Significance (DNS's) have been issued for Amendments to the Comprehensive Plan in 2018, 2021 & 2022

Other relevant SEPA documents include:

- Edgewood 2015 Parks, Recreation & Open Space (PROS) Plan SEPA Checklist and DNS, issued June 9, 2015
- Edgewood 2022 Parks, Recreation, Open Space, and Trails (PROST) plan SEPA Checklist and DNS Addendum, issued June 14, 2022

- Edgewood General Sewer Plan 2021 SEPA Checklist and DNS Addendum, issued July 26, 2021
- Edgewood General Sewer Plan Phase I and II Map Amendments DNS Addendum, issued April 4, 2022
- SEPA Checklists and threshold determinations for various Capital Improvement Plan (CIP) and Transportation Improvement Plan (TIP) updates by the City of Edgewood
- Environmental documentation for Capital Facilities Planning by local school districts, utility providers, etc.

4. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

Comprehensive Plan Update:

- Proposed zoning amendments to implement Middle Housing requirements per HB 1110 (2023) are anticipated by June 30, 2025.

General Sewer Plan Update:

- Lakehaven Sewer District

5. **List any government approvals or permits that will be needed for your proposal, if known.**

Comprehensive Plan Update:

- Department of Commerce 60-day notice and comment period (this also includes other state agencies)
- City of Edgewood Planning Commission Recommendation
- City of Edgewood City Council Approval and Adoption
- PSRC Certification (occurs following city adoption)

General Sewer Plan Update:

- Department of Commerce 60-day notice and comment period (this also includes other state agencies)
- City of Edgewood City Council Approval
- Lakehaven Sewer District Interlocal Agreement Amendments
- Lakehaven Sewer District Availability
- Washington State Department of Ecology General Sewer Plan Approval
- Local and State permits (City of Edgewood, Pierce County) may be required for projects recommended in this plan

6. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The proposal is a non-project action that includes the periodic review and update of the **City of Edgewood Comprehensive Plan** as required by the Growth Management Act (GMA) RCW 36.70A, together with adoption of a **General Sewer Plan**.

Comprehensive Plan Update

The proposed plan is based on the vision of the City that has been formed through public outreach and elected officials. Various public outreach opportunities were offered throughout the process, including open houses, surveys, and public hearings.

The Comprehensive Plan Periodic Update includes revisions and modifications to the following elements: Introduction; Natural Environment; Economic Development; Land Use; Town Center (**NEW**); Housing; Transportation; Parks, Recreation, Open Space; Utilities; Energy; and Capital Facilities. Discussion from the former "Community Character" Element has been redirected to the Land Use Element.

Each element contains goals and policies, and typically provides a discussion of the background information, purpose, and intent of the policies. Changes have been proposed to update basic data/ information pieces, as well as proposed changes to Goals and Policies that will influence and guide future decisions in the City related to resource management, adoption of ordinances / codes, etc.

The Pierce County Countywide Planning Policies established Edgewood's 2044 population target of 18,258 people and 7,522 housing units. The employment target is 4,206 jobs. The Plan has been developed to align with these targets.

Notably, changes are proposed to the **City's Future Land Use Map (FLUM)**. While several different scenarios for growth were considered, the "Recommended Alternative" Land Use map is proposed for adoption. The proposed FLUM ensures that property will be appropriately classified in order to accommodate growth targets with proper consideration for limitations due to various factors (e.g., lack of sewer, environmentally critical areas, areas which were previously built out and would not likely accommodate infill development) and is aligned with objectives for community vitality, economic development, and accommodating specific growth targets for extremely-low-, low-, and moderate-income housing.

The city also intends to adopt a revised zoning map as a legislative action, to implement the Comprehensive Plan.

Each element of the Comprehensive Plan was reviewed for consistency with GMA requirements, the other elements of the Plan, and with other local and regional planning and regulatory documents, such as Puget Sound Regional Council's (PSRC) VISION 2050 and the Pierce County Countywide Planning Policies (CPPs).

General Sewer Plan Update

The City's consultant Gray & Osborne, Inc. prepared a draft General Sewer Plan (GSP) in February 2024 and revised in July 2024, which includes multiple phases of projects that may extend to 2073. The General Sewer Plan addresses planning needs for wastewater collection and transmission with a phased implementation over a 6, 10, and 20-year planning period. The GSP evaluates proposed policies, future infrastructure projects, and operation and maintenance activities for a collection system that would serve as a backbone for the entire city. All projects presented in the GSP are consistent with Washington State Regulations relating to the prevention and control of the discharge of pollutants into waters of the state, anti-degradation of existing, and future beneficial use of groundwater and surface water.

The GSP includes the following chapters: Introduction; Land Use, Population Projections, and Service Area Characteristics; Regulatory Requirements; Existing Facilities; Wastewater Flow and Loading Projections; Collection System Evaluation; Operation and Maintenance Program; Capital Improvement Plan; and Financial Program.

Currently, the City operates a collection system that is centered near Meridian Avenue and is treated by the Lakehaven Water and Sewer District. There are additional collection systems within the City of Edgewood that are operated by the City of Fife (collection system located in the western portion of Edgewood) and Pierce County (collection system located in the northern portion of Edgewood). Areas of the City not served by these systems remain unsewered.

7. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The proposal area is the City of Edgewood city limits. The City of Edgewood is located in northern Pierce County, Washington, just north of the City of Puyallup. It borders the City of Sumner and the City of Pacific to the east, the City of Puyallup and Pierce County to the south, the cities of Milton and Fife to the west, and 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. The City encompasses 8.41 square miles, including both land and water areas.

General Sewer Plan Update

The General Sewer Plan addresses all areas within Edgewood City limits, which is currently comprised of four different sewer service providers: Cherrywood MHP, City of Fife, Edgewood (Lakehaven Water and Sewer District), and Pierce County.

B. Environmental Elements

Section B is excluded for the proposed non-project action as it would not contribute meaningfully to the analysis of the proposal. Refer to Section D below.

C. Signature

[Find help about who should sign](#)¹

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Type name of signee: Nicole Stickney, AICP

Position and agency/organization: Senior Planning Project Manager, AHBL, Inc.

Date submitted: October 3, 2024

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal may increase emissions to air and production of noise due to the projected population growth and associated development. The proposal includes an increase of intensity of land use and associated zoning for various areas of the City. Impacts will be typical of development in a level that is appropriate for a City and aligns with the Growth Management Act, the Pierce County County-wide Planning Policies (growth targets) and the Puget Sound Regional Council's *Regional Growth Plan* in VISION 2050.

The General Sewer Plan establishes future projects that include the installation of a sewer system city-wide and will address needs identified in the GSP. Collected wastewater will be conveyed to one of the adjacent permitted wastewater treatment facilities and then discharged into the Puget Sound or the Puyallup River depending on the service provider. Individual projects may increase emissions to air, noise levels, or cause stormwater runoff during construction phases.

- Proposed measures to avoid or reduce such increases are:**

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

The Natural Element also includes Goals and Policies to establish guidance for the protection and enhancement of water and air quality.

The General Sewer Plan includes specific mitigation measures would be addressed at the time of individual project review for each project identified in the GSP. Measures may include dust abatement, use of properly muffled construction equipment, and implementation of stormwater mitigation best management practices. The GSP identifies systems deficiencies, helping to increase system capacity and efficiency, which mitigates potential negative impacts to water quality.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal may affect plants, animals, fish, or marine life inadvertently. The proposal includes an increase of intensity of land use and associated zoning for various areas of the City. Impacts will be typical of development in a level that is appropriate for a City and in alignment with the Growth Management Act, the Pierce County County-wide Planning Policies (growth targets) and the Puget Sound Regional Council's *Regional Growth Plan* in VISION 2050.

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

The updated Natural Element of the Comprehensive Plan includes a discussion of Fish and Wildlife Habitat Conservation Areas and a discussion of wetlands.

² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

3. How would the proposal be likely to deplete energy or natural resources?

Projected population growth and associated development will increase demands for energy and natural resources. Utilities are in place and/or have capacity to meet the needs of future development.

- Proposed measures to protect or conserve energy and natural resources are:**

The proposed update to the Comprehensive Plan supports the natural resource protection principles articulated in the Growth Management Act and plans for conservation of energy specifically by implementing the Urban Growth Area (UGA). The Energy Element contains goals and policies for energy efficiency and conservation. The Land Use Element of the Comprehensive Plan provides goals and policies that direct growth and development within the existing UGA. The Capital Facilities, Utilities, and Natural Environment Elements are also crucial in regulating the use of energy and impacts to the environment.

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal is not likely to use or affect environmentally sensitive areas or areas designated for government protection. In addition, the adoption and implementation of the GSP is not likely to impact any environmentally sensitive areas. All individual project impacts and mitigation measures will be reviewed and identified at project review.

- Proposed measures to protect such resources or to avoid or reduce impacts are:**

The update to the Comprehensive Plan provides a policy framework for the enhancement and preservation of environmentally sensitive areas and areas designated for governmental protection.

Incorporated into the update of the Plan are goals and policies that designate and protect environmentally sensitive areas from the potential impacts of development.

Additionally, Critical Fish and Wildlife Habitat Areas are established and mapped to protect habitats for federal or state endangered, threatened, sensitive, candidate, and priority species of fish, wildlife or plants, following best available science. These areas are considered worth protecting not only for the health of fish and wildlife species but because the habitats themselves help improve water quality, increase soil health, and affect hydrology which results in a reduction of flooding. The City regulates development in or near these habitats.

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

The General Sewer Plan includes a Natural Environment Section that describes the types and locations of all sensitive areas within the City and their relation to the wastewater system. Additionally, the GSP includes a Regulatory Requirements chapter that details environmental processes that the project and individual projects identified within the GSP will comply with, including SEPA, wetlands regulations, and the Shoreline Management Act. If projects that are identified within the GSP are located in environmentally sensitive areas, impacts and mitigation measures will be identified at the time of project review.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Comprehensive Plan update does not encourage land uses incompatible with existing plans. The City does not have Shorelines of the State.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

The Land Use Element of the Comprehensive Plan update considers the general distribution and location of land use categories within the framework of the Future Land Use Map for the next twenty years. Maps showing the future shape of the community and how its essential components will be distributed are included in the Element.

Compliance with all local, state, and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal may increase demands on transportation, public services, and utilities. The proposal includes an increase of intensity of land use and associated zoning for various areas of the City. Impacts will be typical of development in a level that is appropriate for a City and in alignment with the Growth Management Act, the Pierce County County-wide Planning Policies (growth targets) and the Puget Sound Regional Council's *Regional Growth Plan* in VISION 2050.

The General Sewer Plan includes a phasing plan for expansion to provide city-wide service and accommodate for future growth and capacity increase needs. Additionally, it addresses deficiencies in the existing system to allow for necessary updates to ensure continued operations. The GSP will generally not impact transportation, and all identified projects that may impact transportation during construction operations will be reviewed individually.

- **Proposed measures to reduce or respond to such demand(s) are:**

The Transportation Element provides an analysis of existing transportation and circulation facilities, the ability for those facilities to meet increased demand from increased population, and goals, policies, and strategies for meeting that demand over the 20-year period.

The Capital Facilities and Utilities Elements provide discussions of the existing facilities and services in the City, the methods of determining whether those facilities meet current needs, and whether future needs will be met by existing facilities and how to address shortfalls that may occur.

Compliance with all local, state and federal codes would be required at the time of individual project review. Specific mitigation measures would be addressed at the time of individual project review.

The analysis of the existing sewer system and the existing deficiencies within the General Sewer Plan allows for the City to adequately prepare for needed capacity increases, by identifying and addressing these issues through multiple project phases. Individual projects may result in temporary impacts on transportation for construction operations, but no permanent impacts are anticipated. All identified projects that may impact transportation will be reviewed individually.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It is not the intent of the updated Comprehensive Plan to conflict with local, state, or federal laws or requirements for the protection of the environment. The Plan includes many strategies, goals, and policies intended to protect the environment and has been reviewed for consistency with the Washington Growth Management Act, the Pierce County County-wide Planning Policies and the Puget Sound Regional Council's *Regional Growth Plan*. Further, all development projects will be required to comply with the City's Critical Areas Ordinance and all relevant local, state, and federal laws regarding the protection of the environment.