Planning & Development Department

Year(s) in Review



MIKE CLUGSTON | PLANNING AND DEVELOPMENT DIRECTOR



AGENDA

KEY CHANGES
PERMIT ACTIVITY
KEY PROJECTS
POLICY & CODE WORK
COMPREHENSIVE PLAN ACTION STEPS
WHAT'S NEXT?

KEY CHANGES

NEW LEADERSHIP

COMMITMENT to CONTINUOUS IMPROVEMENT

- Refocus on staff development and retention.
- LEAN process in August 2025 for permitting workflow.



Mike Clugston
Director



Brad Shipley
Planning Manager



Ted Corey
Building Official

Since 2024, other new staff in existing funded positions include: Urban Forest Planner, Senior Planner, Senior Planner/Code Writing, Code Enforcement Officer, Building Inspector, and Administrative positions

PERMIT ACTIVITY



Stable Permit Volumes



SFRs

- **Single-family** new construction continues with some shift towards more diverse housing types.



ADUs

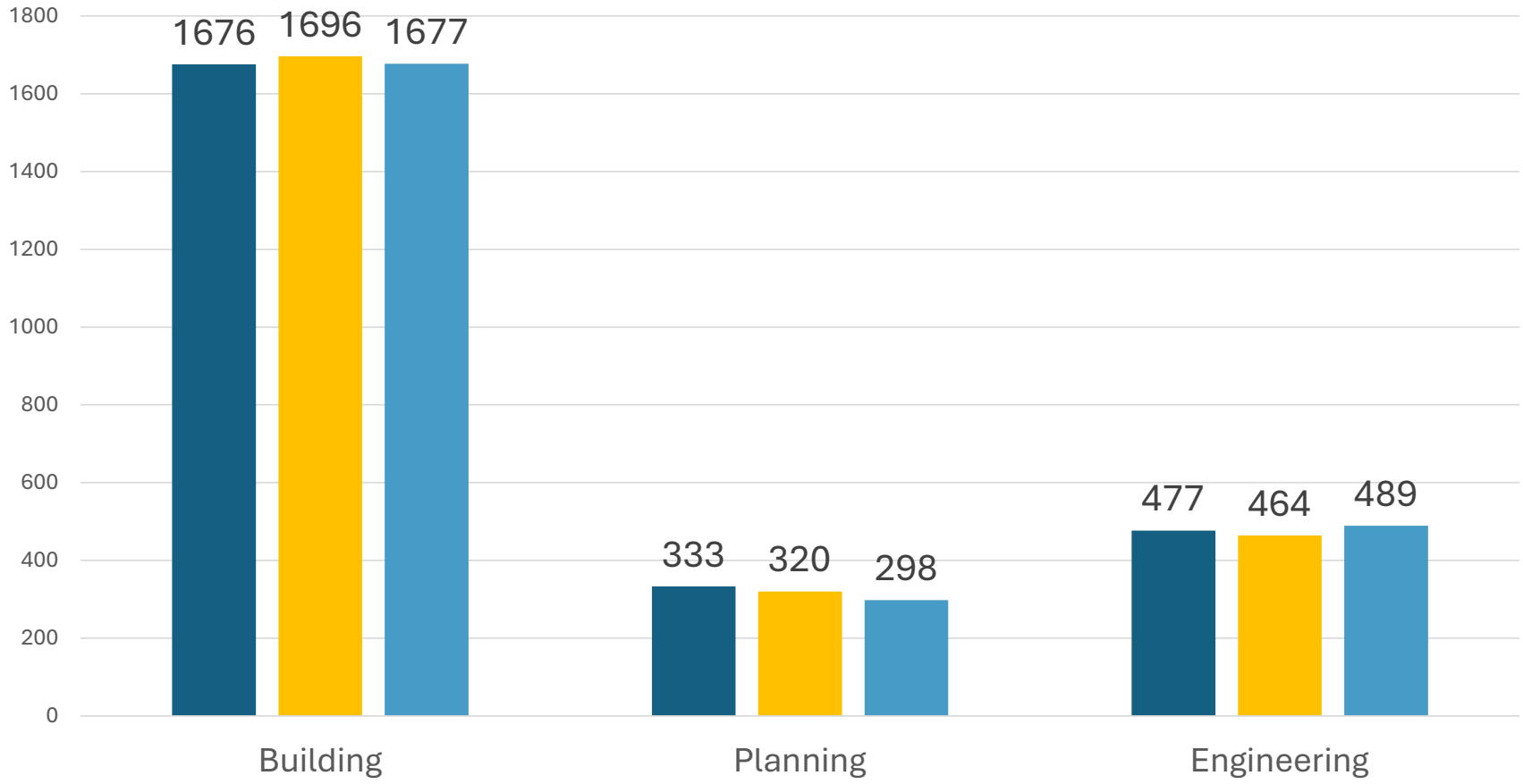
- **ADUs/DADUs are taking off.** Early success of policy + state mandates & code changes.



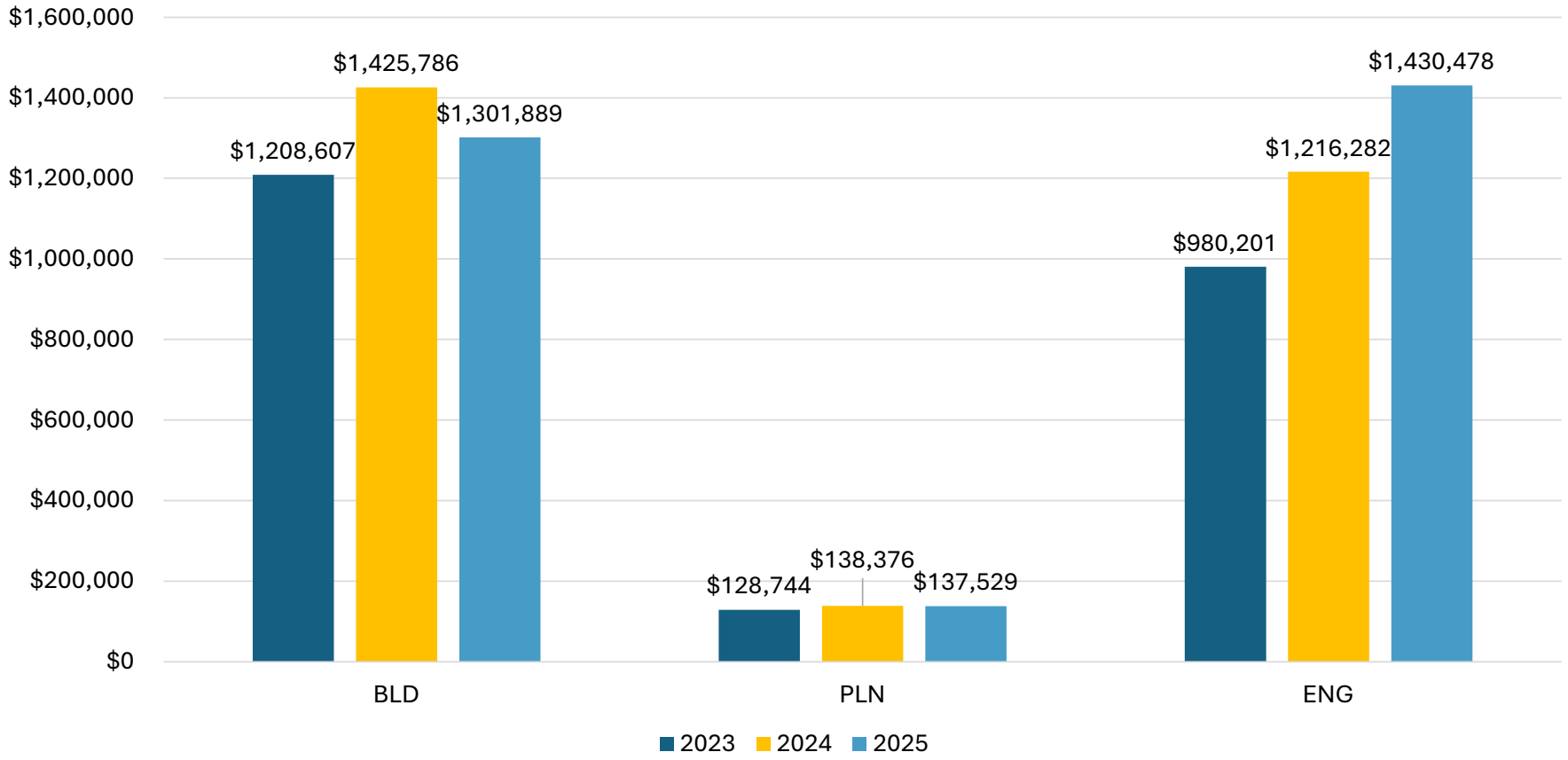
- **New commercial, multifamily and mixed-use** construction remains **lower than desired**, which impacts economic development in the city.

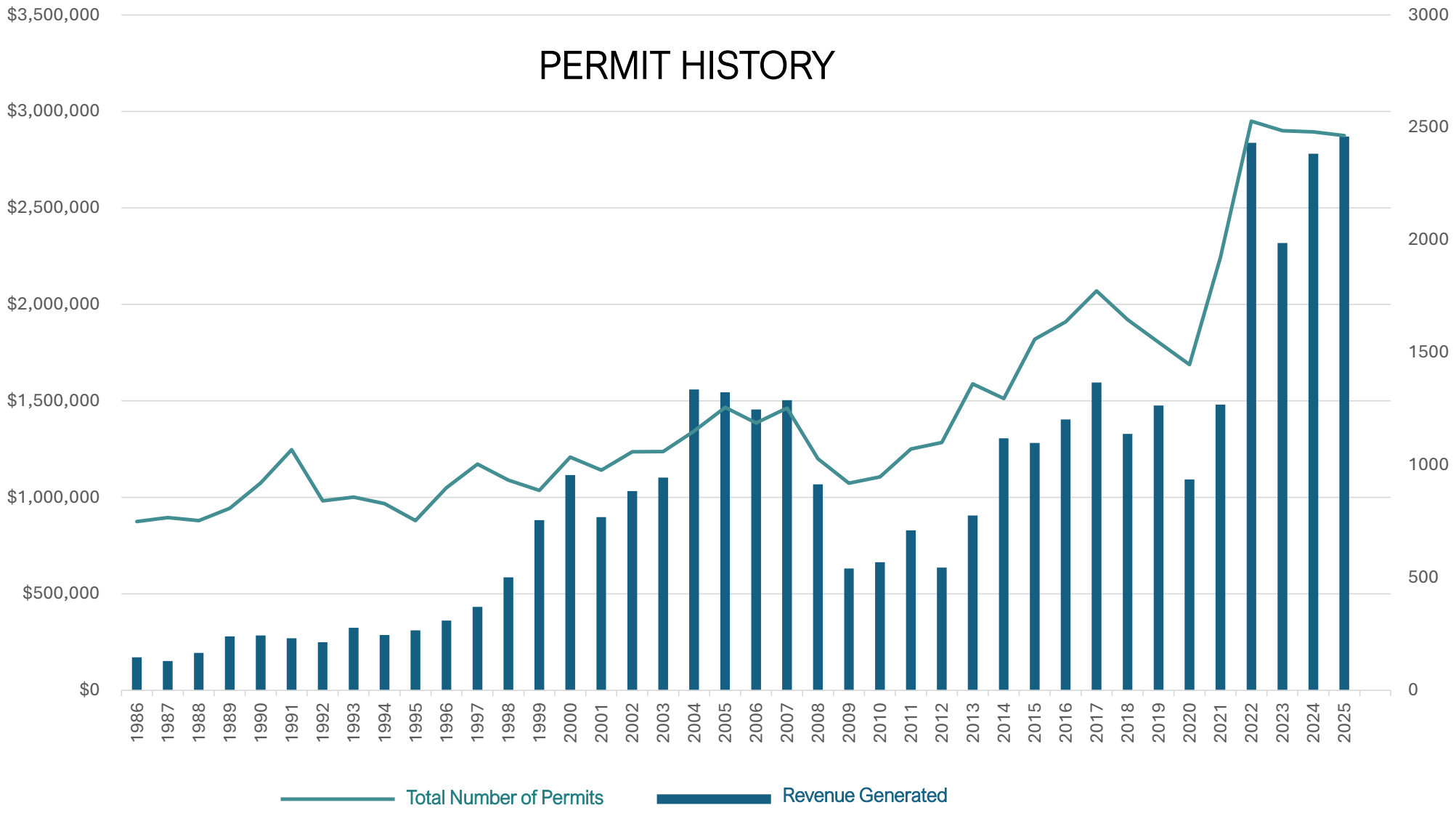
PERMIT ACTIVITY

Total Issued 2023-2025

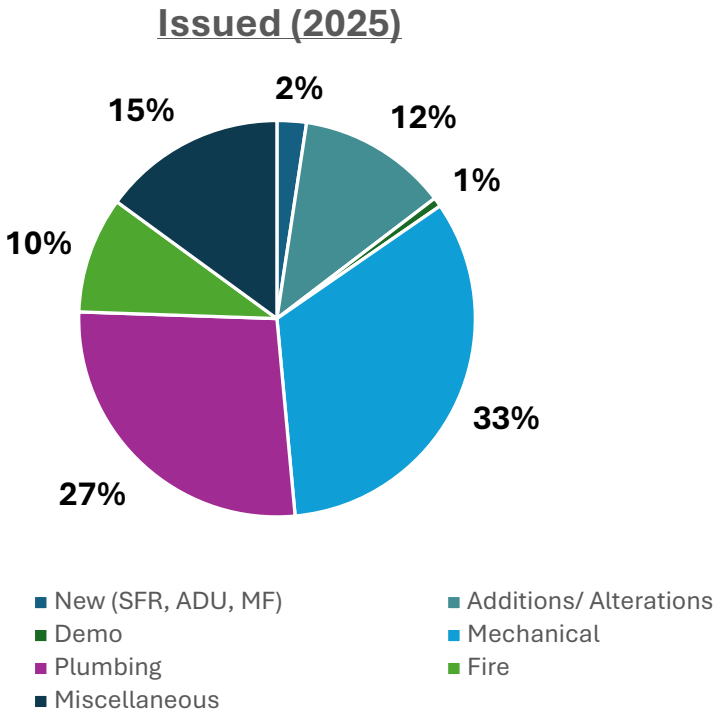


PERMIT FEE REVENUE




PERMIT HISTORY
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$0
3000
2500
2000
1500
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500
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2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Total Number of Permits
Revenue Generated

BUILDING PERMITS



Type of Permit	2024 # Issued	2024 Valuation	2025 # Issued	2025 Valuation
New				
Single Family	23	$12,461,134	18	$12,737,862
ADU	2	$172,650	5	$774,585
DADU	0	$0	15	$2,393,652
Duplex	0	$0	0	$0
Apartment/Condo	2	$1,088,077	1	$2,115,165
Commercial	2	$873,148	1	$1,089,990
Mixed Use (Office/condo)	1	$3,879,970	0	$0
Additions / Alterations				
Single Family	129	$12,499,642	132	$12,886,719
Apartment / Condo	35	$1,728,958	29	$4,195,122
Commercial	40	$5,105,438	44	$11,323,548
Other				
Mechanical / Plumbing	587/497		556/453	
Demolition	14		13	
Fire	108		159	$572,864
Miscellaneous	256	$1,848,609	251	$1,395,673
Total	1696	$39,718,619	1,677	$49,485,180

PLANNING PERMITS

Type of Permit	2024 # Issued	2025 # Issued
Critical Area Determinations	174	148
Development Review Committee (DRC, free)	45	44
Pre Application (paid)	10	5
Design Review + Landscape Modifications	4	5
Hazard Tree Removals	30	49
Tree Cutting Permits	3	4
Staff Conditional Use Permits	12	1
All Other Land Use Permits (subdivision, lot line adjustments, variances, etc.)	20	22
Total	320	298

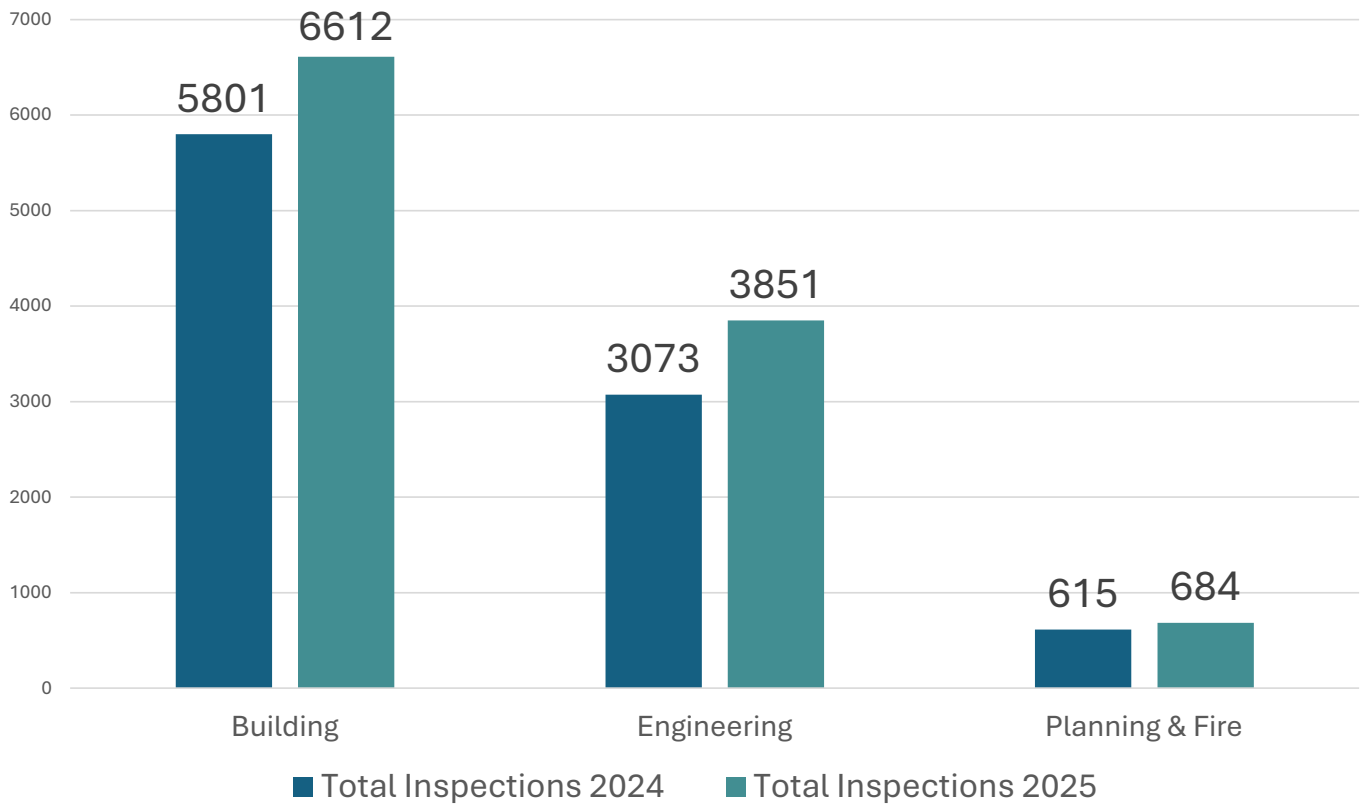
ENGINEERING PERMITS

Type of Permit	2024 # Issued	2025 # Issued
Sewer	142	122
ROW	309	344
Encroachments	2	4
Street use	10	16
Storm water	1	3
	464	489

Impact Fees + General Facility Charges

	2024	2025
Transportation Impact	$360,749	$324,959
Park Impact	$127,885	$76,169
Water GFC	$288,854	$334,840
Sewer GFC	$130,592	$185,466
Storm GFC	$42,359	$112,847

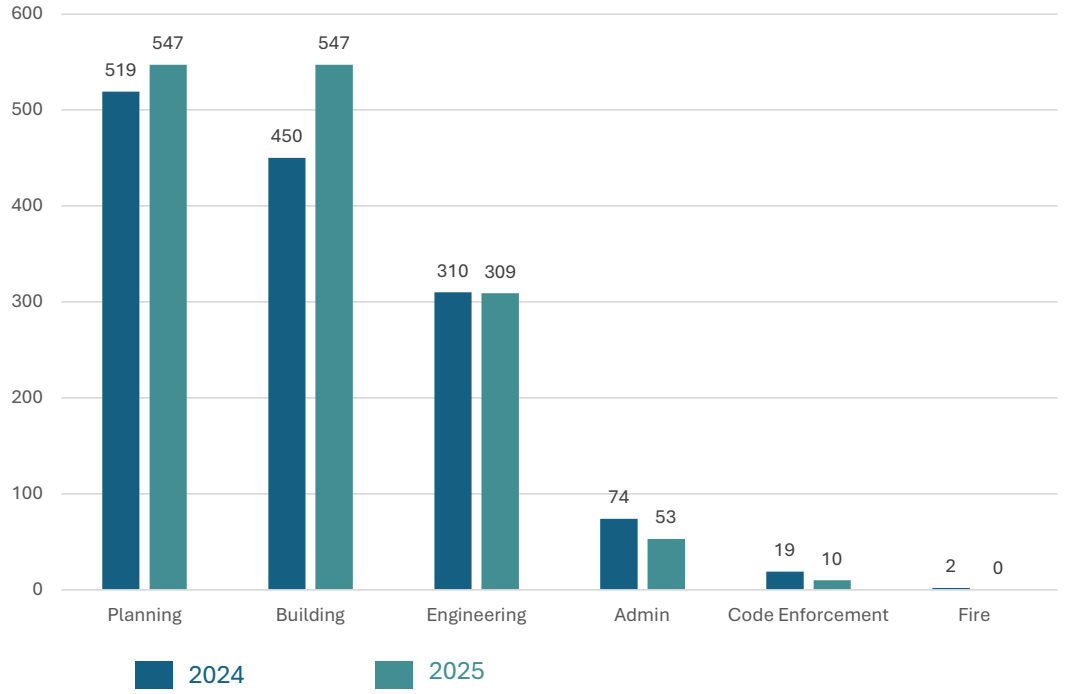
Inspections



‘PERMIT COUNTER’

CUSTOMER SERVICE in PERSON, by PHONE, and ONLINE





SERVED 1000+ CUSTOMERS IN PERSON

KEY PROJECTS

HOUSING HOPE

52 Affordable Units
8215 236th St. SW







ANTHOLOGY

127 Senior Living Units
21200 72 Ave W



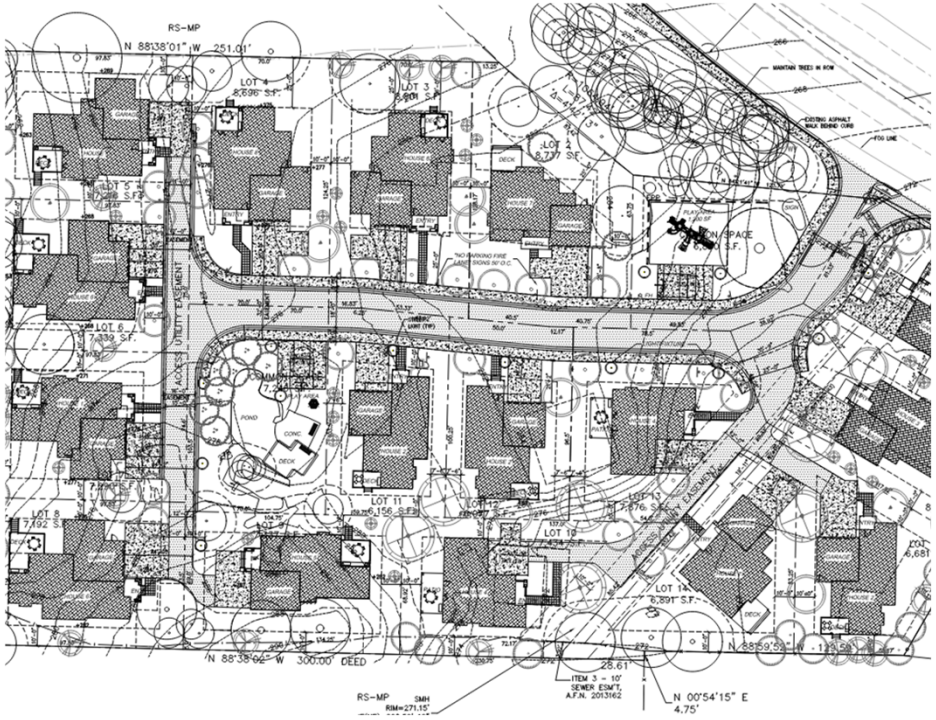
PINE PARK

6 Live/Work Units +
8 Townhomes
614 5TH AVE S



GREENWALK PARK

16 SFRs
540 + 550 EDMONDS WAY
(Under Construction)

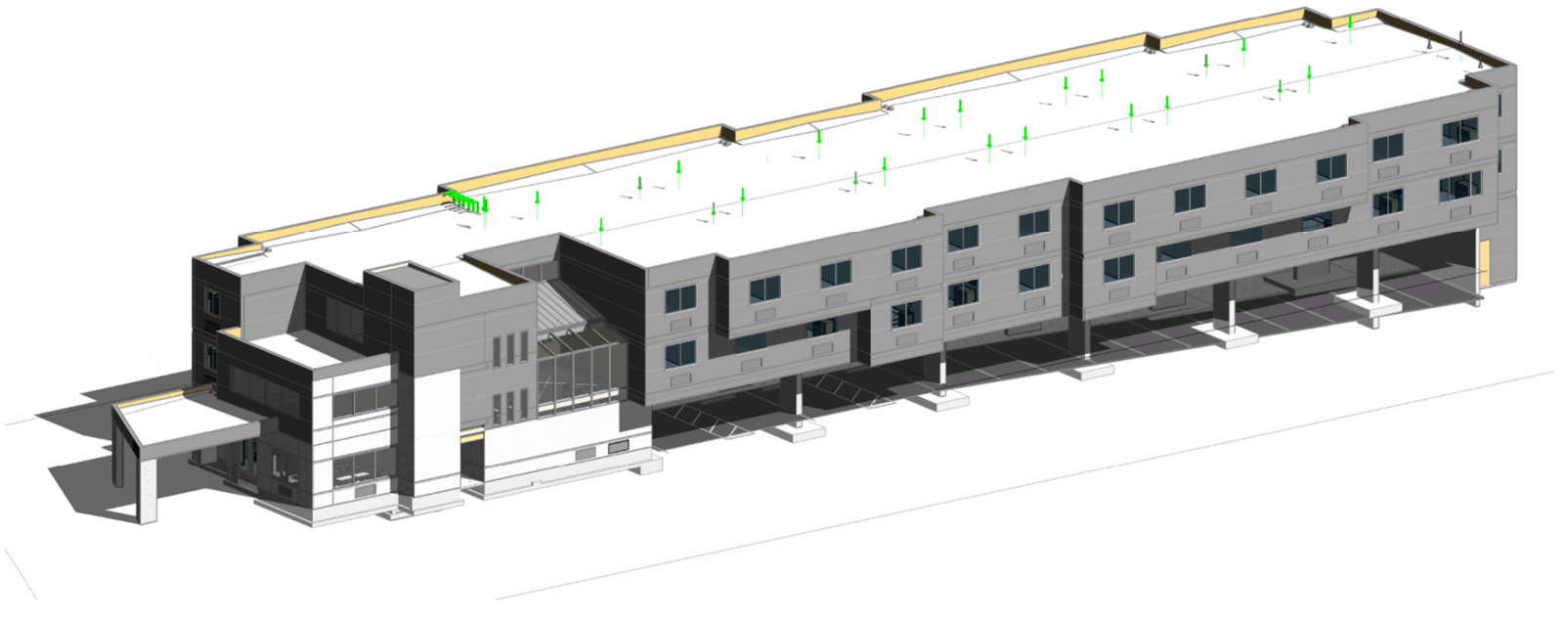






NEW START CENTER

TRANSITIONAL HOUSING
22127 Highway 99
(Issued)



EDMONDS GREEN

Mixed Use (411 units)
7212 220TH ST SW
(Ready to Issue)



APOLLO APARTMENTS

258 Affordable Units
23601 Highway 99
(Ready to Issue)



CASCARA

6 Townhomes
9516 EDMONDS WAY
(In Permitting)





EDMONDS 222

5 Townhomes
222 3rd Ave. S
(In Permitting)



BOYS & GIRLS CLUB

310 6TH AVE N
In Permitting



POLICY
&
CODE WORK

COMPREHENSIVE PLAN

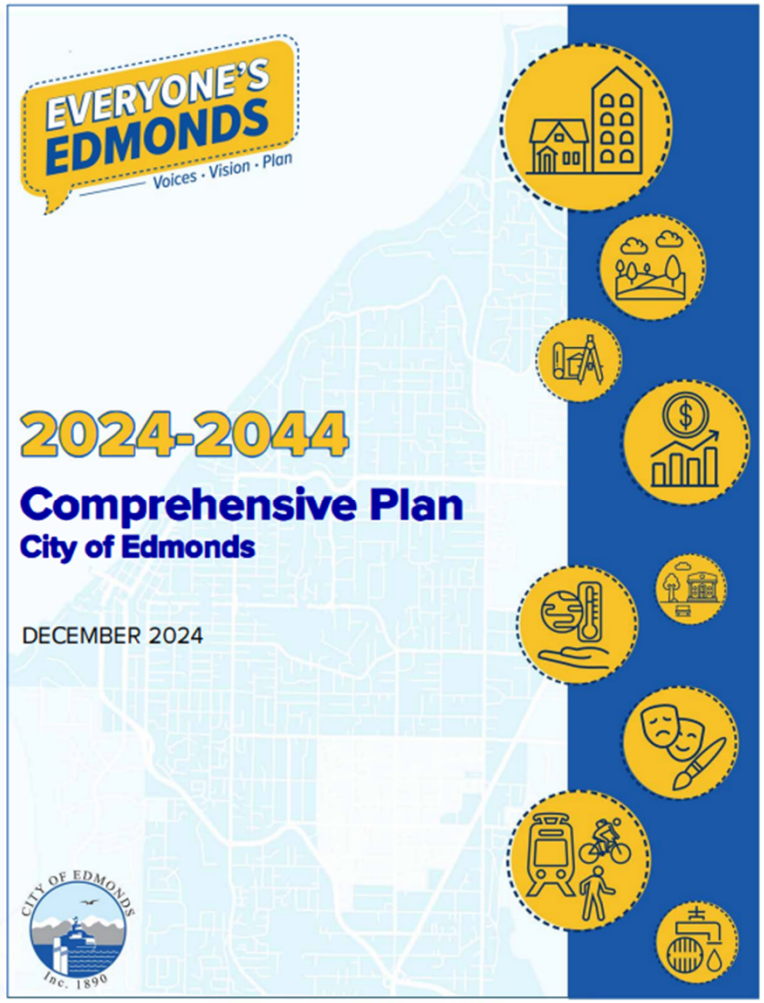
PERIODIC UPDATE

Adopted Dec 2024

Entirely new… replaced 1990s plan that had been much modified.

Removed Edmonds Crossing ferries placeholder.

Established Centers & Hubs concept.

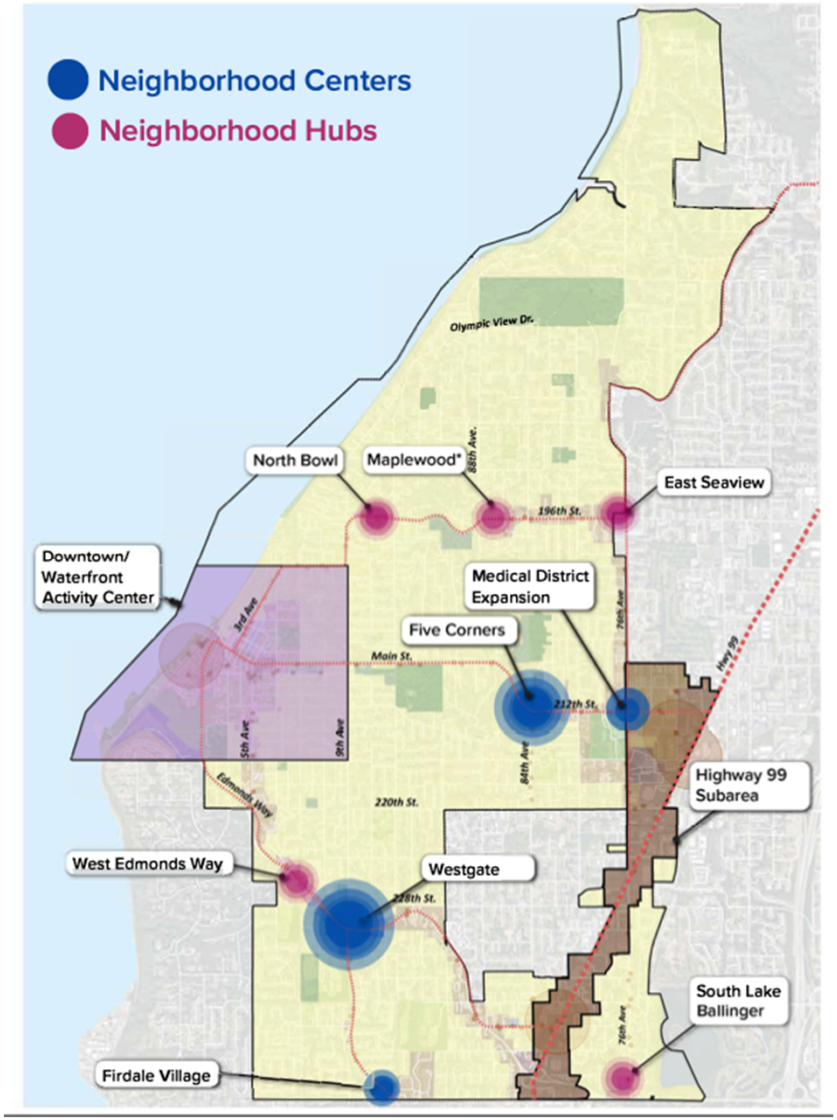


NEIGHBORHOOD CENTERS & HUBS

Adopted August 2025

Established a new mixed-use zone that aligns with the Comprehensive Plan growth strategy.

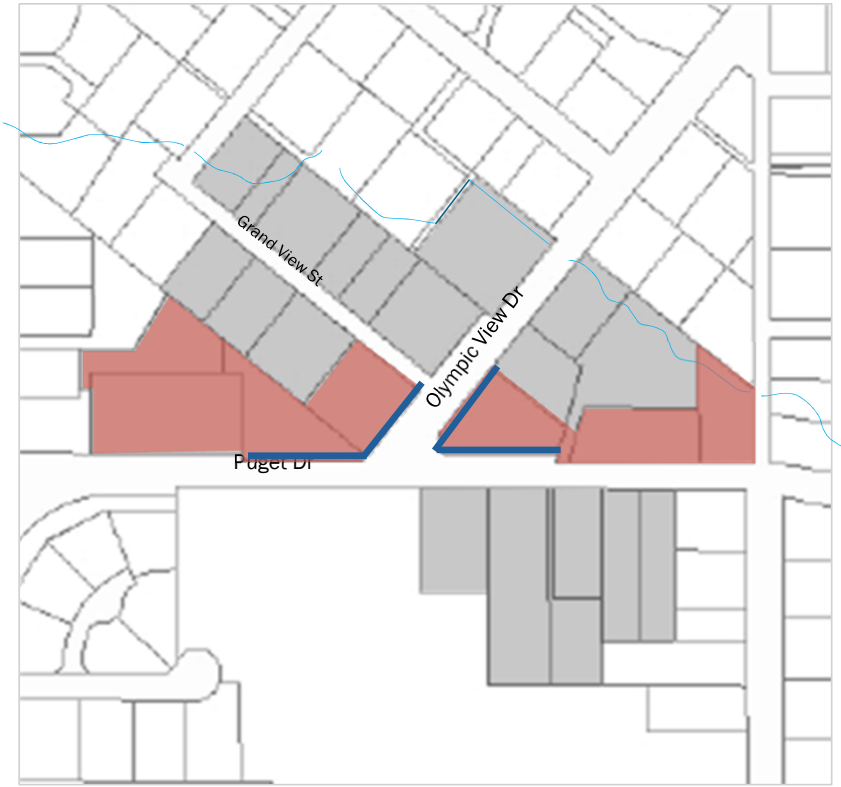
Adopted site development and design standards that focus on physical form of the built environment.



COMPREHENSIVE PLAN AMENDMENT

Adopted December 2025

Reduced scale of North Bowl Hub and rezoned from Neighborhood Centers and Hubs (NCH) to Low Density Residential - Large Lot (LDR-L).



MIDDLE HOUSING

Adopted June 2025



Expanded the range of housing types allowed within low-density residential zones.

Included design standards so new development better fits into former single-family neighborhoods.

CRITICAL AREA ORDINANCE

Adopted January 2026

March 10, 2026 - Moratorium on most permit applications in Deer Creek CARA.

PFAS/Stormwater study underway, report expected June 2026.

Adopted Type F RMZ 200’

Type F Stream

Previous Type F Stream Buffer 100’



OTHER
CODE UPDATES (2024 – 2025)

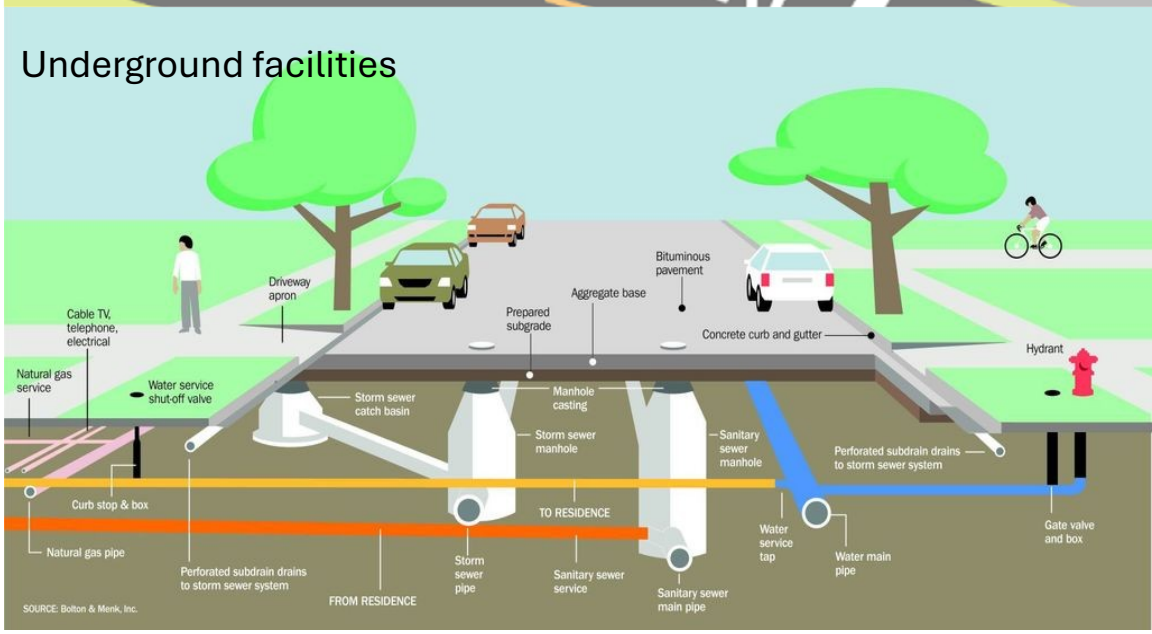
- Ord. 4355 CARA Code
- Ord. 4360 DADUs *
- Ord. 4371 Permit Processing Timelines *
- Ord. 4389 Landmark Trees (interim)
- Ord. 4393 STEP Housing *
- Ord. 4395 Design Review *
- Ord. 4398 Parking Updates *
- Ord. 4400 Street Vacation
- Ord. 4414 Co-living Housing *
- Ord. 4418 Code Enforcement

* Recent State Mandates

ROW REGULATIONS

- Chapter 18.00 ECDC was updated – Ord 4416 went into effect January 1, 2026
- ECDC 18.05 was repealed and replaced
- ECDC 18.60 received a major overhaul – Ord 4417 went into effect January 1, 2026





COMPREHENSIVE PLAN PRIORITY ACTION STEPS

COMP PLAN
PRIORITY ACTION STEPS

HOUSING

- Pre-Approved DADU Plans
- Housing Action Plan
- Monitor Permitting Processes and Timelines
- Minimize Impacts on Low-Density Residential Development

LAND USE

- Street Design Manual

ECONOMY

- Establish metrics to monitor job growth/ business activity and identify/address business displacement to enable timely and effective response to support the local economy.

URBAN DESIGN

- Urban Design Frameworks for Centers and Hubs

PRE-APPROVED
DADU PROGRAM

- Enable and promote diverse housing types
- Remove barriers and implement supportive development regulations.
- Provide predictability, effectiveness, and efficiency in government permitting processes and regulatory systems



WHAT'S NEXT?



Integrating Economic Development and Arts
2026



Annexation
2026-2027



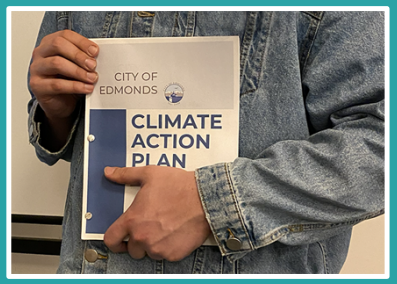
Urban Forest Master Plan 2028



Unified Development Code
2026-2028



Shoreline Master Program 2029



Climate Element
2029

CURRENT & PENDING CODE UPDATES

- Tree Code (anticipated October 2026)
- Family Burial Grounds (HB 2239, 6/11/26)*
- New Housing in Existing Buildings (HB 1757, 6/30/26) *
- Permit Review Processes (HB 2418, 6/30/27) *
- Childcare Center Siting (SB 5509, 7/27/27) *
- Lot Splits (HB 1096, 7/27/27) *
- Residential in Commercial/Mixed-Use (SB 6026, 12/31/27) *
- Land Use Permit Timelines (SB 5611, 1/1/28) *
- Expanding STEP (HB 2266, 6/30/28) *
- Parking (DB 5184, 7/27/28) *
- Façade Modulation/Setbacks (HB 1183, 2029) *
- SEPA (last updated in 2010)
- Sign Code (last major update in 2007)

* Recent State Mandates