

**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tues., November 21, 2017 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Pledge of Allegiance & Roll Call

2. COUNCIL BUSINESS

- A. Discussion** - Utility Tax articles
- B. Review/Discussion** - 2018 Preliminary Budget
- C. Discussion/Review** - Jupiter Tennis Center
- D. Discussion/Review** - Ordinance – Comp Plan Amendment
- E. Discussion** (*No material*) - Police Contract
- F. Discussion/Review** - Ordinance – Proposed Amendments to PRD's
- G. Discussion/Review** - Resolution – AWC GIS Agreement

3. OTHER COUNCIL ITEMS

4. ADJOURN

Study Sessions are meetings for Council to review upcoming and pertinent business of the City, no action is taken by the City Council. Study Sessions are open to the public, but public input is reserved for the regular Council meetings



**CITY OF EDGEWOOD
STAFF REPORT**

STUDY SESSION AGENDA ITEM: Utility Tax Articles

Date: November 21, 2017

Title: Utility Tax Articles

Attachments: None

Approved For Agenda By: Daryl Eiding, Mayor

Discussion: The attached articles were written for the upcoming Edgewood Magazine.

Recommendation: Staff recommends that the City Council review the articles to make sure topics they wish to be touched on are addressed in each article.

CITY OF EDGEWOOD
STAFF REPORT
STUDY SESSION AGENDA ITEM: 2018 Preliminary Budget

Date: November 21, 2017

Title: 2018 Preliminary Budget

Attachments: 2018 Preliminary Budget Workbook (MS Excel)

Submitted By: Asst. City Administrator, Dave Gray

Approved For Agenda By: Daryl Eiding, Mayor

Discussion: We have been through the total budget, revenue, labor model, capital and expenditures with beginning and ending fund balance forecasts. This study session is an opportunity to address any line item questions or follow up questions Council may have related to the current preliminary 2018 proposed budget. We have another Public Hearing on November 28, with another Study Session on December 5th to discuss any concerns illuminated in the final Public Hearing, before taking action on passing the Final 2018 Budget on December 12.

Recommendation: This is an open opportunity for Council to ask any questions regarding any line item revenue, expenditure or proposed capital expenditure item.

Alternatives: Don't discuss the budget and go for ice cream? Pizza? Or move on to other discussion items.

Fiscal Impact: Yet to be determined. Discussion only.

CITY OF EDGEWOOD
PRELIMINARY 2018 BUDGET WORKPAPERS
SOURCES & USES "WATERFALL": INTERACTIVE SUMMARY WORKSHEET

Model (b)	11/16/2017	InterFund	Revenue	Expense	Balances
GENERAL FUND BEGINNING FUND BALANCE					\$1,321,581
GENERAL FUND TAX/LEGISLATED REVENUE (Stable)			\$3,335,693		
CAPITAL FUNDING OUT-CITY HALL DEBT		49,938			
GF DEBT PAYMENT-LID				\$76,145	
GENERAL FUND REVENUE FORWARD					\$3,209,610
OTHER FUND CENTRAL SERVICES COST RECOVERY		\$13,744			
GENERAL FUND FIXED OPERATING EXPENDITURES				\$871,533	
GENERAL FUND REVENUE FORWARD					\$2,351,821
GENERAL FUND TAX/LEGISLATED PUBLIC SAFETY REVENUE			\$31,834		
GENERAL FUND PUBLIC SAFETY EXPENDITURE				\$2,081,686	
GENERAL FUND REVENUE FORWARD					\$301,970
GENERAL FUND FEES FOR SERVICE REVENUE (Cyclical)			\$1,228,757		
GENERAL FUND FEE BASED SERVICES EXPENDITURES				\$1,443,683	
GENERAL FUND REVENUE FORWARD					\$87,044
SEWER FUNDING OUT					
CAPITAL FUNDING OUT		\$136,000			
GENERAL FUND CURRENT YEAR BUDGET CONTRIBUTION (REDUCTION) TO FUND BALANCE					-\$48,956
GENERAL FUND ENDING FUND BALANCE					\$1,272,625
STRATEGIC RESERVE BEGINNING FUND BALANCE					\$1,006,019
INTEREST INCOME			\$7,721		
STRATEGIC RESERVE GF FUNDING IN					
STRATEGIC RESERVE FUNDING OUT		0			
STRATEGIC RESERVE ENDING FUND BALANCE					\$1,013,740
STREET FUND BEGINNING FUND BALANCE					\$86,525
STREET FUND REVENUE			\$416,518		
STREET EXPENDITURES				\$711,833	
GF CENTRAL SERVICES OVERHEAD OUT		0			
STREET FUND FORWARD					-\$295,315
TRANSPORTATION IMPACT FEES IN		\$0			
REET FUND IN		\$250,000			
SURFACE WATER FUND IN		\$0			
STREET FUND FORWARD					-\$45,315
STREET CAPITAL OUT		0			
STREET FUND FORWARD					-\$45,315
STREET FUND ENDING FUND BALANCE					\$41,210
PARK IMPACT FEE BEGINNING FUND BALANCE					\$1,291,654
PARK IMPACT FEE REVENUE			\$440,335		
PARK IMPACT FEES OUT-CAPITAL PARKS		\$0			
PARK IMPACT FEE FORWARD					\$440,335
PARK IMPACT FEE ENDING FUND BALANCE					\$1,731,989
TRANSPORTATION IMPACT FEE BEGINNING FUND BALANCE					\$1,109,015
TRANSPORTATION IMPACT FEE REVENUE			\$560,000		
TRANSPORTATION IMPACT FEES OUT-GF OVERHEAD		\$13,744			
TRANSPORTATION IMPACT FEES OUT-CAPITAL		\$150,000			
TRANSPORTATION IMPACT FEE FORWARD					\$396,256

BFB	REVENUE	TRANSFERS	EXPENSES	EFB
\$1,321,581				
	\$3,335,693			
		49,938		
			\$76,145	
			\$871,533	
	\$31,834			
			\$2,081,686	
	\$1,228,757			
			\$1,443,683	
		\$0		
		\$136,000		
				\$1,272,625
\$1,006,019				
	\$7,721			
		0		
				\$1,013,740
\$86,525				
	\$416,518			
			\$711,833	
		0		
		0		
				\$41,210
\$1,291,654				
	\$440,335			
		\$0		
				\$1,731,989
\$1,109,015				
	\$560,000			
			\$13,744	
		\$150,000		

TRANSPORTATION IMPACT FEE ENDING FUND BALANCE		\$1,505,271
MCR REET 1 BEGINNING FUND BALANCE		\$132,076
REET 1 REVENUE	\$340,060	
CAPITAL CIP OUT	97,539	
CAPITAL DEBT OUT	\$359,895	
MCR REET 1 FUND FORWARD		-\$117,374
MCR REET 1 ENDING FUND BALANCE		\$14,702
MCR REET 2 BEGINNING FUND BALANCE		\$202,143
REET 2 REVENUE	\$340,176	
STREET PRESERVATION FUNDING OUT	\$250,000	
CAPITAL ROAD FUND OUT	\$222,461	
SEWER CAPITAL PLAN	\$0	
MCR REET 2 FUND FORWARD		-\$132,285
MCR REET 2 ENDING FUND BALANCE		\$69,858
REDEMPTION OF LONG TERM DEBT BEGINNING FUND BALANCE		\$0
DEBT FUNDING IN	\$422,000	
DEBT FUNDING PAID OUT	\$401,920	
REDEMPTION OF LONG TERM DEBT FUND FORWARD		\$20,080
REDEMPTION OF LONG TERM DEBT ENDING FUND BALANCE		\$20,080
CAPITAL PARKS FUND BEGINNING FUND BALANCE		\$204,908
CAPITAL PARKS FUND IN	\$0	
CAPITAL PARKS FUND EXPENDITURES	\$142,500	
CAPITAL PARKS ENDING FUND BALANCE		\$62,408
CAPITAL ROADS FUND BEGINNING FUND BALANCE		\$21,652
CAPITAL ROADS FUND IN	\$470,000	
CAPITAL ROADS FUND INTERFUND LOAN REPAYMENT		
CAPITAL ROADS FUND EXPENDITURES	\$475,000	
CAPITAL ROADS ENDING FUND BALANCE		\$16,652
CAPITAL ROADS PROF. SVCS. BEGINNING FUND BALANCE		\$250,000
CPR PROF. SVCS. IN	\$0	
CPR PROF. SVCS EXPENSES	\$0	
CAPTIAL ROADS PROF. SVCS. ENDING FUND BALANCE		\$250,000
TRANSPORTATION IMPROVEMENT BOARD BEGINNING FUND BALANCE		\$1,811
TIB FUND IN	\$0	
TIB FUND EXPENDITURES	\$0	
TRANSPORTATION IMPROVEMENT BOARD ENDING FUND BALANCE		\$1,811
SEWER UTILITIES BEGINNING FUND BALANCE		\$21,144
SEWER UTILITIES REVENUE	\$35,000	
SEWER TRANSFER IN	\$0	
SEWER UTILITIES EXPENSES	\$53,856	
GF CENTRAL SERVICES OVERHEAD OUT	\$0	
SEWER UTILITIES SERVICE DEBT OUT	\$123	
SEWER FUND FORWARD		-\$18,979
SEWER UTILITIES ENDING FUND BALANCE		\$2,165
SURFACE WATER UTILITIES BEGINNING FUND BALANCE		\$208,452
SURFACE WATER UTILITIES REVENUE	\$787,000	
SURFACE WATER UTILITIES EXPENSES	\$888,178	
GF CENTRAL SERVICES OVERHEAD OUT	\$0	
OTHER FUND TRANSFERS OUT	\$12,044	
SURFACE WATER FUND FORWARD		-\$113,222
SURFACE WATER UTILITIES ENDING FUND BALANCE		\$95,230
TEMPORARY SEWER LID BEGINNING FUND BALANCE		\$280,664
TEMP. SEWER LID REVENUE	\$1,243,079	

		\$1,505,271
\$132,076		
\$340,060		
	97,539	
	359,895	
		\$14,702
\$202,143		
\$340,176		
	\$250,000	
	\$222,461	
		\$69,858
\$0		
\$0		
		\$20,080
\$204,908		
		\$142,500
		\$62,408
\$21,652		
		\$475,000
		\$16,652
\$250,000		
		\$250,000
\$1,811		
		\$1,811
\$21,144		
\$35,000		
	\$53,856	
		\$123
		\$2,165
\$208,452		
\$787,000		
		\$12,044
		\$95,230
\$280,664		
\$1,243,079		

TEMP. SEWER LID EXPENDITURES		\$1,218,485
GF CENTRAL SERVICES OVERHEAD OUT	0	
CAPITAL RESERVE OUT (412Fund)	\$118,116	
TEMP. SEWER LID FUND FORWARD		-\$93,522
TEMP. SEWER LID ENDING FUND BALANCE		\$187,142
TEMPORARY SEWER LID RESERVE BEGINNING FUND BALANCE		\$354,348
RESERVE FUND TRANSFERS IN	\$118,116	
RESERVE TRANSFERS OUT		
TEMPORARY SEWER LID ENDING FUND BALANCE		\$472,464
EQUIPMENT REPLACEMENT RESERVE ENDING FUND BALANCE		\$63,246
EQUIP. REPLACEMENT TRANSFERS IN	\$136,000	
PEG (Comcast Fees)	\$30,500	
EQUIPMENT REPLACEMENT EXPENDITURES		\$225,000
EQUIPMENT REPLACEMENT ENDING FUND BALANCE		\$4,746

	\$118,116	
		\$187,142
\$354,348		
		\$472,464
\$63,246		
	\$30,500	
		\$4,746
\$6,555,239	\$8,796,796	\$1,409,737
\$5,856,235		\$6,762,094

BFB	\$6,555,239
REVENUES	\$8,796,796
TRANSFERS	\$1,409,737
EXPENDITURES	\$5,856,235
EFB	\$6,762,094



**CITY OF EDGEWOOD
STAFF REPORT**

STUDY SESSION AGENDA ITEM: Jupiter Tennis Center

Date: November 21, 2017
Title: Jupiter Tennis Center

Attachments: 1) Site Design Resubmittal

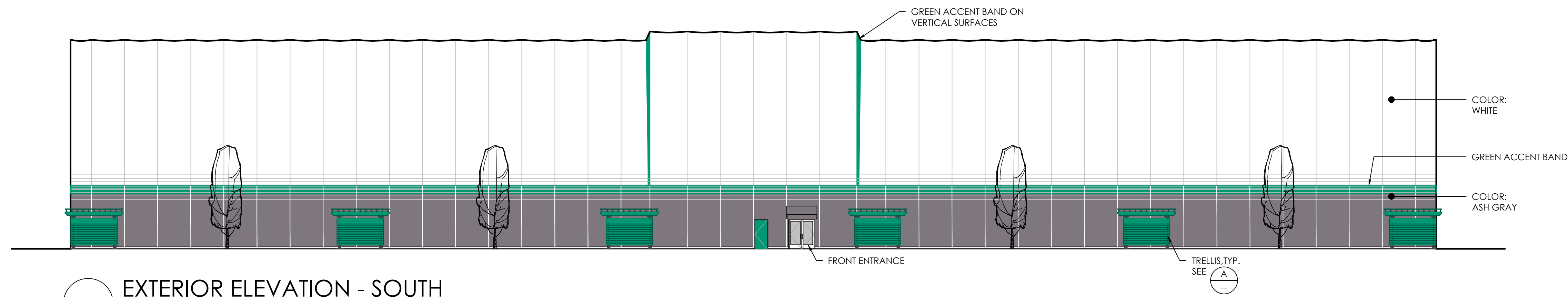
Submitted By: Darren Groth, Community Development Director
Approved For Agenda by: Daryl Eiding, Mayor

Discussion

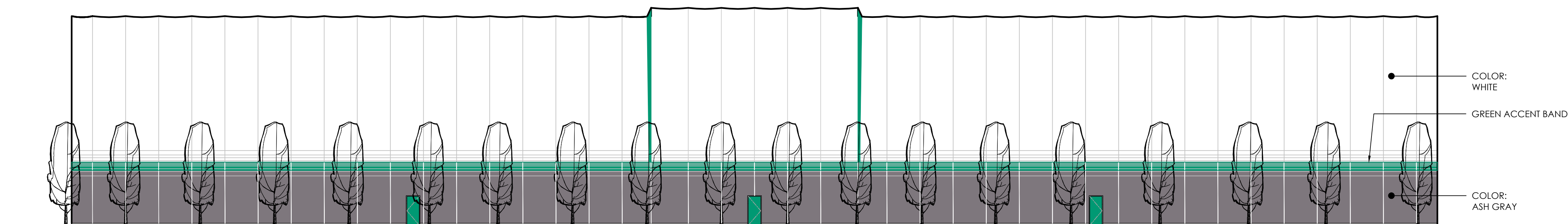
The Jupiter Tennis Center located at 2108 Meridian Avenue East, is currently under construction to build an indoor tennis facility with 6 indoor tennis courts, associated parking, landscaping, and stormwater management. The applicant was required to submit for design standards approval as part of the review associated with this project. The requirement was to comply with EMC 18.95 – Design Standards, per the approved plan. The constructed design did not follow the approval and the applicant provided a revised plan, attached hereto. The purpose of today's discussion is to openly engage the City Council with the proposed modifications to a new business within the City's Town Center.

Recommendation: Discuss and provide direction to staff.

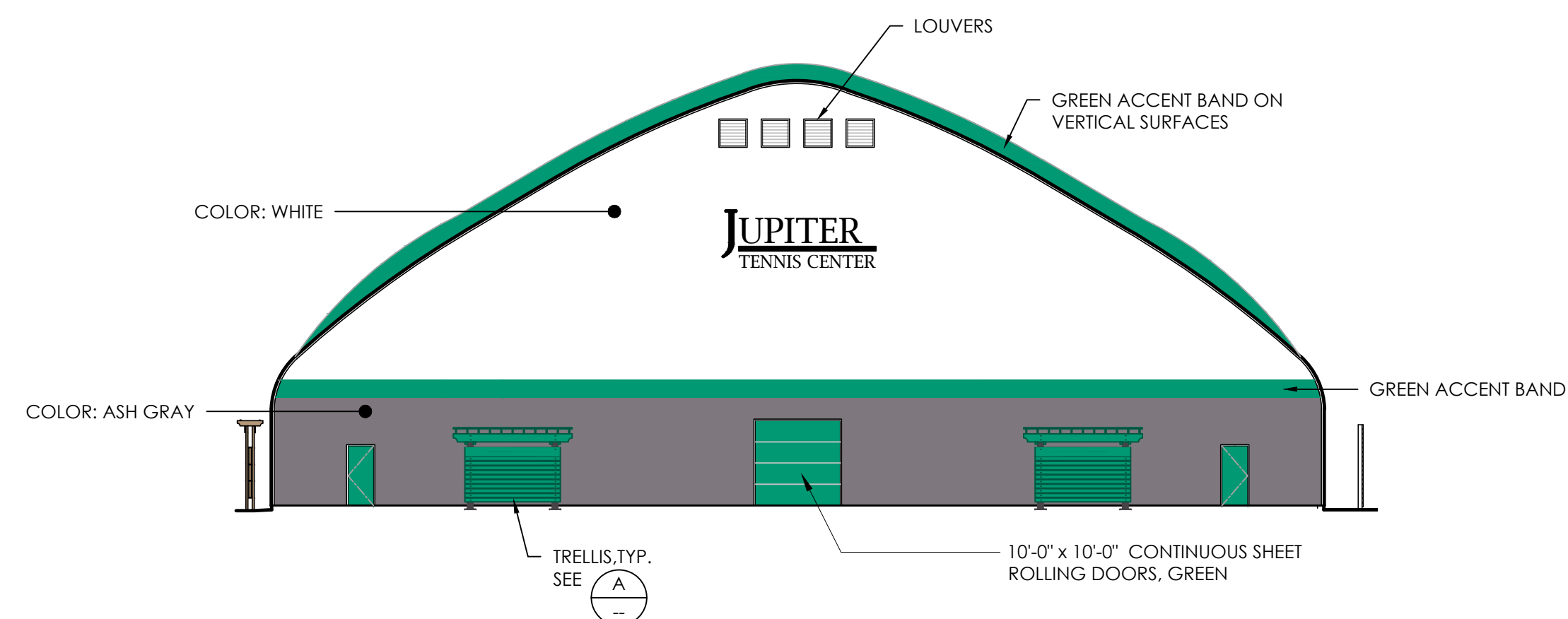
Fiscal Impact: N/A



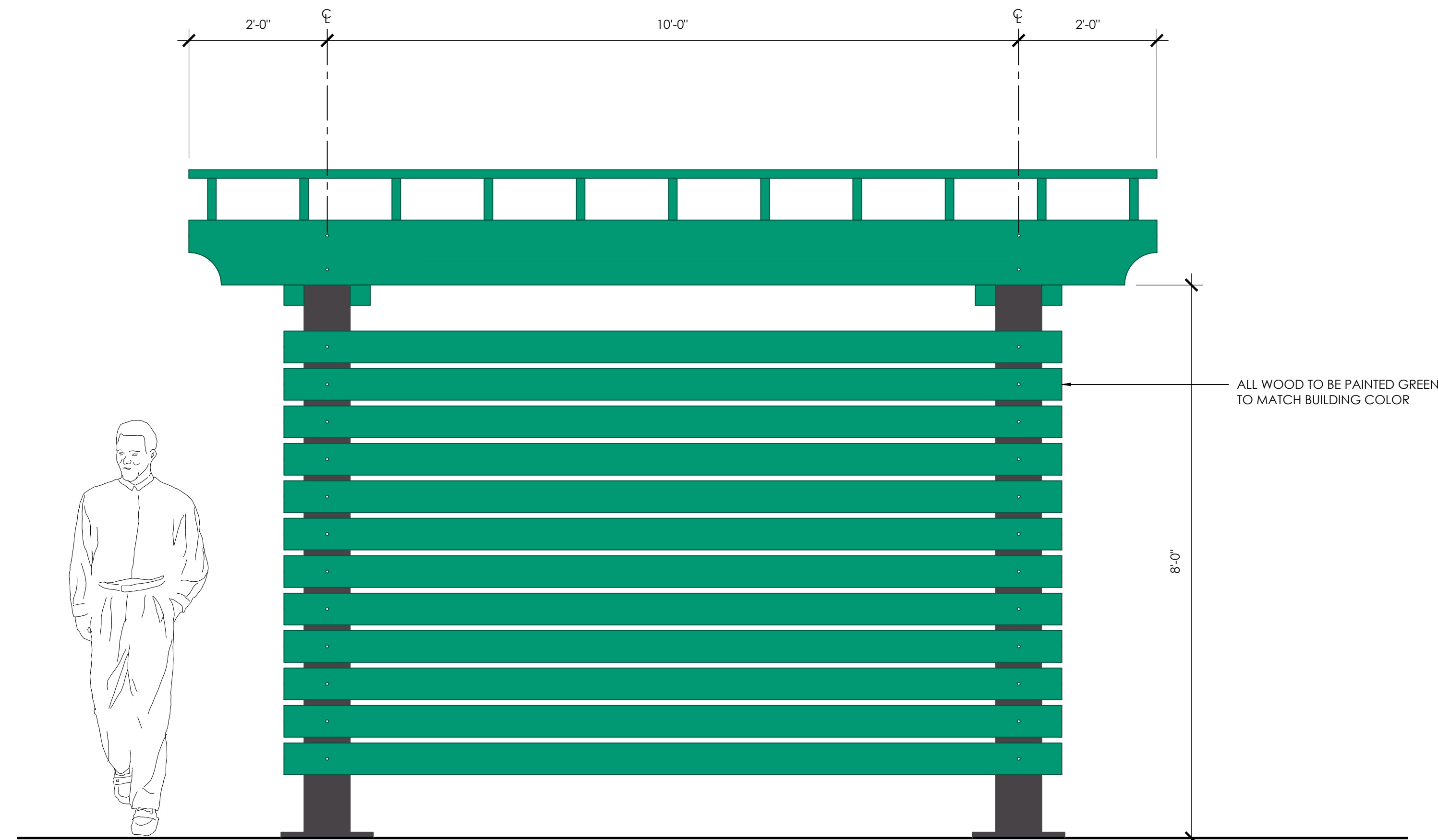
○ EXTERIOR ELEVATION - SOUTH
22 x 34 - 1/16" = 1'-0"
11 x 17 - 1/32" = 1'-0"



○ EXTERIOR ELEVATION - NORTH
22 x 34 - 1/16" = 1'-0"
11 x 17 - 1/32" = 1'-0"



○ EXTERIOR ELEVATION - EAST
22 x 34 - 1/16" = 1'-0"
11 x 17 - 1/32" = 1'-0"
WEST SIDE SIMILAR, EXCEPT NO TRELLIS



A TRELLIS
22 x 34 - 3/4" = 1'-0"
11 x 17 - 1 1/2" = 1'-0"

EXTERIOR ELEVATIONS & DETAILS

JUPITER TENNIS CENTER
2108 Meridian Avenue E., Edgewood, WA

Job #:
Date: October 31, 2017
Revs:



**CITY OF EDGEWOOD
STAFF REPORT**

STUDY SESSION AGENDA ITEM: Comprehensive Plan Amendments

Date: November 21, 2017
Title: Comprehensive Plan Amendments

Attachments: None

Submitted By: Darren Groth, Community Development Director
Approved For Agenda by: Daryl Eiding, Mayor

Discussion

The proposed amendment is a Land Use Map change on a parcel approximately 0.98 acres. The request is to change the Land Use from the existing split-zoned Single-Family Three (SF-3) and Public (P) to entirely Public (P). The location is on the south side of 48th Street East, just east of the intersection with 122nd Avenue East. The project is being managed by the City's contract planning firm, BHC Consultants, LLC.

Recommendation

Hold a discussion regarding the proposed amendment to the Comprehensive Plan and prepare for the public hearing scheduled for November 28, 2017.

Fiscal Impact: N/A

**CITY OF EDGEWOOD
STAFF REPORT
STUDY SESSION AGENDA ITEM: PRD Amendments**

Date: November 21, 2017

Title: PRD Amendments

Attachments: 1) PRD Draft Code_ Repeal of EMC 18.50.095
2) Summary of Previous PRDs

Submitted By: Darren Groth, Community Development Director

Approved For Agenda by: Daryl Eidinger, Mayor

Discussion

On March 12, 2014, the City Council adopted Ordinance Number 14-0416 adding a new section to the Edgewood Municipal Code (EMC) as Section 18.50.095 – Planned Residential Developments (PRD). A PRD permits an increase in density when compensating factors for open space and other specific amenities within a development as outlined within this chapter are provided. The PRD’s purpose was to create open space in residential developments and to encourage innovative site and building design by permitting greater flexibility in zoning requirements than would otherwise be permitted by this title. Per EMS Section 18.50.095, a PRD must:

1. Promote the retention of significant features of the natural environment, including without limitation waterways and views;
2. Encourage a variety of housing types in relation to the city’s existing housing stock;
3. Encourage maximum efficiency in the layout of streets, utility networks and other public improvements; and
4. Create and/or preserve usable open space for the enjoyment of the occupants and the general public.

If the proposal conforms to the four requirements listed above, that a PRD can be requested on certain properties in order to increase the density allowed in the underlying zoning classification. In exchange for the increase in density, the developer must provide the City with some benefit that would not otherwise be required under the City’s codes for the project, such as open space. These criteria for the 50 percent increase are extremely subjective and do not address the negative consequences associated with increased density.

On July 11, 2017, the City Council adopted Ordinance No. 17-504, which imposed a moratorium on the submission of all new PRD applications. The moratorium allowed the City to review the merits of the PRD code. Staff researched City visioning document, e.g., Edgewood Municipal Code, Comprehensive Plan, 2001 Final EIS for Comp Plan; the basis and support used to craft the PRD code; the three adopted PRD projects; and codes from other municipalities. The Comp Plan and EIS do not address ways to increase density, which appears problematic on the surface. Dually zoned properties are allowed PRD densities without Comp Plan amendments or rezoning actions. Since 2007 (Ord. No. 07-288), the City has allowed residential cluster development (RCD) to reduce the buildable lot size requirements in various zoning districts as a vehicle to preserve large areas of open land and protect environmentally sensitive areas.

A specifically identified problem with the City's PRD code is that the Examiner makes a recommendation on the PRD to the City Council and the Council makes the final decision. The City's procedures for processing a preliminary plat, however, require that the Examiner make the final decision, which is appealable to the City Council. If these two applications must be processed simultaneously, the Examiner cannot make a final decision on one and not the other. Either the Examiner makes a recommendation on both and the Council makes the final decision or the Examiner makes the final decision on both and both are appealable to the City Council. These concerns, in addition to the subjective criteria and staff's research, serve as the basis for the staff's recommendation to repeal EMS Section 18.50.095.

The recommendation to repeal the existing EMC Section 18.50.095 is encouraged to be the starting point for a comprehensive review of the City's zoning and density codes. As a point of comparison, various municipalities were compared in the table below to represent the variety of residential zoning district densities allowed in neighboring cities. In addition to residentially zoned property, Edgewood's use tables also permit residential uses in various other zoning districts, e.g., Business Park (BP), Town Center (TC), Commercial (C), and Mixed-Use Residential (MUR).

	Residential Zoning District Density				
	Lowest				Highest
Edgewood	2	3	5	4	8
Milton	5.45	N/A	18	18	18
Fife	4	7	10	10	14
Puyallup	1	4	5	6	8
Bonney Lake	0.2	5	9	min 10	20

The goals of each zoning district can quickly become compromised if dense residential uses are the primary development. As an example, the BP district accommodates a wide range of employment and commercial uses, including professional office, senior housing and apartments, light industrial and retail uses. Development standards seek to accommodate a wide range of business, while ensuring an urban design that is compatible with adjacent zones. Significant landscaping is emphasized in this zone, both for aesthetic appeal and as a tool to ensure greater compatibility between a wide range of uses. The BP vision, however, is difficult to achieve if the developable land is utilized for multi-family residential uses. The larger conversation would enable the City to end the moratorium, review zoning densities, address the goals in the Comprehensive Plan to match density and use distribution goals, and perform the environmental analysis associated with increases in density.

Recommendation: Forward the proposed code modifications, in Ordinance form, to City Council for adoption.

Fiscal Impact: N/A

Chapter 18.50.095 – *Repealed.*
~~PLANNED RESIDENTIAL DEVELOPMENT (PRD)~~

~~18.50.095 Planned residential developments.~~

~~A. A planned residential development (PRD) permits an increase in density when compensating factors for open space and other specific amenities within a development as outlined within this chapter are provided. It is the purpose of this chapter to create open space in residential developments and to encourage innovative site and building design by permitting greater flexibility in zoning requirements than would otherwise be permitted by this title.~~

~~In addition to the other criteria set forth in this chapter, a PRD must:~~

- ~~1. Promote the retention of significant features of the natural environment, including without limitation waterways and views;~~
- ~~2. Encourage a variety of housing types in relation to the city's existing housing stock;~~
- ~~3. Encourage maximum efficiency in the layout of streets, utility networks and other public improvements; and~~
- ~~4. Create and/or preserve usable open space for the enjoyment of the occupants and the general public.~~

~~There is no entitlement to approval of a PRD. A PRD applicant bears the exclusive burden of demonstrating to the city's satisfaction that all applicable approval criteria have been met.~~

~~B. A PRD may be permitted in the following districts:~~

- ~~1. SF-5, Single-Family High Density;~~
- ~~2. MR-1, Mixed Residential Low Density;~~
- ~~3. MR-2, Mixed Residential Moderate Density;~~
- ~~4. Any split-zoned parcel greater than three acres where residential uses are allowed in both zones.~~

~~C. The following uses are allowed in planned residential developments:~~

- ~~1. Within the SF-5 zone, all uses allowed per EMC 18.80.040(B)(1) and (B)(2), and development of all types regardless of the type of building in which such residence is located, such as single-family residences, manufactured homes and single-family attached residences.~~
- ~~2. Within the MR-1 or MR-2 zones, all uses as allowed per EMC 18.80.050, and residential development of all types regardless of the type of building in which such residence is located, such as single-family residences, manufactured homes, duplexes, triplexes, fourplexes, townhouses, condominiums or apartments. Hotels, motels and mobile home parks are excluded.~~

~~3. Within split-zoned parcels, uses and development types that are allowed within both of the implicated zones.~~

~~D. Any use not listed under the permitted principal or accessory uses for the underlying zone is prohibited within a PRD unless expressly authorized in EMC 18.80.040 or 18.80.050.~~

~~E. The design and layout of a PRD shall positively accentuate and harmonize the relationship of the site to the surrounding zones and existing uses. The perimeter of the PRD shall be so designed as to minimize undesirable impacts of the PRD on adjacent properties. To satisfy the requirements of this subsection, a PRD design shall:~~

- ~~1. Incorporate zone transition features and/or buffers by utilizing a stepped approach to site planning under which higher intensity uses are located farther away from adjacent zones containing lower density;~~
- ~~2. Incorporate buffers such as landscaping features, open space and/or fencing between adjacent single family or commercial zones; and~~
- ~~3. Incorporate roadways and site improvements to enhance site planning.~~

~~F. Perimeter setbacks from the external property line of the PRD shall be comparable to those of the existing development of adjacent properties or, if adjacent properties are undeveloped, the type of development which may be permitted in the underlying zone of the adjacent area.~~

~~G. Acreage Minimum. The minimum acreage for a PRD located within a split-zoned site shall be three acres. The minimum acreage for all other PRDs shall be two acres.~~

~~H. Open Space. Each PRD shall provide a substantial portion of the total site area for common open space which shall be:~~

- ~~1. Concentrated in large usable areas and designed to provide either passive or active recreation; and~~
- ~~2. Either (a) held in common ownership by all the owners of the development by means of a homeowners' or similar association, which shall be responsible for maintenance of the common open space; or (b) dedicated for public use, if acceptable to the city.~~

~~The amount and specific location of the open space required for each PRD shall be determined by the city on a project specific basis through an individualized determination that considers:~~

- ~~1. The total number of residential units within the PRD;~~
- ~~2. The estimated number of residents within the PRD;~~
- ~~3. The extent to which the PRD has exceeded the otherwise applicable density standards of the underlying zone;~~

- ~~4. The proximity of the PRD to existing open space areas within city;~~
- ~~5. The underlying topography and site planning features of the PRD; and~~
- ~~6. Any other relevant factors, including without limitation the anticipated impacts of the proposed development.~~

~~Without prejudice to the foregoing, it is the express intent of this chapter that at least 20 percent of the gross site area of a PRD be utilized for open space.~~

~~I. Off-Street Parking. Off-street parking shall be provided within a PRD in accordance with the underlying zoning regulations for type of buildings and uses proposed.~~

~~J. Density Standards. A PRD can be utilized in order to increase the allowable residential density (or shift the overall density within a split-zoned parcel) from the underlying zone. A PRD may be used to adjust both maximum and minimum densities as follows:~~

- ~~1. A density increase of up to 20 percent greater than permitted by the underlying zone is permissible provided that the minimum requirements of this chapter are met. A maximum density increase of up to 50 percent greater than the underlying zone may be authorized where the PRD satisfies at least five of the following criteria:~~
 - ~~a. A variety of housing types are provided within the PRD;~~
 - ~~b. Subject to subsection (H) of this section, open space/greenbelts are preserved and/or provided within the PRD at no less than 150 percent of the minimum requirements otherwise required by the EMC;~~
 - ~~c. Unusual or significant site features such as views, waterways or other natural characteristics are preserved and/or incorporated into the project design;~~
 - ~~d. The PRD design advances and effectuates the land use policies of the comprehensive plan beyond the minimum requirements of the EMC;~~
 - ~~e. The PRD design incorporates significant physical and visual buffers and/or development transitions between zoning districts and adjacent neighborhoods/uses, including landscaping features, open spaces, or fencing;~~
 - ~~f. Public benefits are derived in exchange for the increased density in the planned residential development. Public benefits may include, but are not limited to:~~
 - ~~i. Publicly accessible active parks and walking trails within the development that connect to public streets, schools and daycares above and beyond the requirements outlined within the EMC; or~~
 - ~~ii. Provisions for a publicly accessible community meeting hall within the overall plan of the development.~~

~~2. Combined Density Allowed. PRDs are also encouraged to support meaningful and consistent neighborhood planning on large parcels with more than one zoning designation. In addition to~~

~~the density allowances provided above, a PRD may also be utilized to provide a modified density for projects proposed on split-zoned parcels greater than three acres; provided, that the total number of residential units within the PRD shall not exceed 80 percent of the total density of the underlying zones combined.~~

~~K. Contents of PRD Application. In addition to the application materials required in accordance with Chapter 18.40 EMC, the following information is required for review of a planned residential development:~~

- ~~1. Vicinity map showing the location of the site and its relationship to surrounding areas, including the land use and zoning of both the site and the surrounding areas.~~
- ~~2. A map of the site drawn to a scale of not less than one inch representing 100 feet showing the following:~~
 - ~~a. Existing site conditions including watercourses, floodplains and unique natural features;~~
 - ~~b. The location and floor area size of all existing and proposed buildings, structures and other improvements including maximum heights, types of dwelling units, density per type, and nonresidential structures, including commercial facilities, if any;~~
 - ~~c. The location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, and similar public or semipublic uses;~~
 - ~~d. The existing and proposed circulation system of streets, including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way;~~
 - ~~e. The existing and proposed pedestrian circulation system;~~
 - ~~f. The existing and proposed utility systems, including sanitary sewers, storm sewers, water, electric, gas and telephone; and~~
 - ~~g. The proposed treatment of the perimeter of the PRD, including materials and techniques used such as screens, fences and walls.~~
- ~~3. In addition to the graphic illustrations listed in subsections (K)(1) and (2) of this section, the applicant shall submit a written statement providing the following information:~~
 - ~~a. Justification for the density bonus or adjustment, if requested by the applicant;~~
 - ~~b. Program for development including staging or timing of development;~~
 - ~~c. Proposed ownership pattern upon completion of the project;~~
 - ~~d. Basic content and summary of any restrictive covenants; and~~
 - ~~e. Provisions to assure permanence and maintenance of common open space through a homeowners' association or similar association, condominium development or other means acceptable to the city.~~
- ~~4. An application for preliminary plat or other development approval may be submitted with the PRD application, if necessary. Fees and submittal documents for a subdivision shall be in~~

~~accordance with Chapter 16.04 EMC and are required in addition to those of the PRD application.~~

~~L. Filing of PRD Application. Application for approval of the PRD shall be made on forms prescribed by the department of community development and which shall be accompanied by a submittal fee. The application fee shall be the same as for a developer agreement in the city's adopted fee schedule.~~

~~M. Hearing Examiner Public Hearing. The hearing examiner shall hold an open record public hearing for each application.~~

~~N. Hearing Examiner Recommendation. Following the public hearing, the hearing examiner shall draft a recommendation and report of his/her findings with respect to the proposed PRD. The recommendation and report shall include, but need not be limited to, the following items:~~

- ~~1. Suitability of the site area for the proposed development;~~
- ~~2. Requirements of the subdivision code, if applicable, for the proposed development;~~
- ~~3. Reasons for density bonuses or adjustments;~~
- ~~4. Any recommended mitigation measures and conditions of approval, including without limitation the amount and location of open space areas;~~
- ~~5. Time limitations for the entire development and specified stages;~~
- ~~6. Development in accordance with the Edgewood comprehensive plan; and~~
- ~~7. Public purposes that have been served by the proposed development.~~

~~O. City Council Review and Decision. The city council shall consider the hearing examiner's report and recommendation in a closed record review proceeding without additional testimony or evidence. At the conclusion of the closed record review, the city council shall issue a final written decision approving or denying the proposed PRD. The city council may adopt the hearing examiner's findings and/or enter its own findings in support of the council's decision. The city council's decision shall be appealable to the Pierce County superior court in accordance with the standards and procedures set forth in Chapter 36.70C RCW. (Ord. 14-416 § 2 (Exh. A)).~~

Summary of Domus Homes PRD 2016 Project Application

File Number: 16-5633

On September 23, 2016, a third PRD application submitted for Domus Homes under file number 16-5633.

- Request was to construct 55 single-family attached dwelling units on 5.38 acres within the Commercial (C) and Mixed Residential Two (MR2) zoning districts. The development includes one commercial lot, a park/stormwater tract, and wetland tract.
- Density was not the reason for this PRD. The request was intended to shift the overall density within a split-zoned parcel(s). The effective result, however, was a rezone of the MR2 property without a Comprehensive Plan amendment and subsequent zoning change.
- Maximum development would have allowed approximately 140 units, if the PRD would have satisfied at least five of the following criteria:
 1. A variety of housing types are provided within the PRD;
 2. Subject to subsection (H) of this section, open space/greenbelts are preserved and/or provided within the PRD at no less than 150 percent of the minimum requirements otherwise required by the EMC;
 3. Unusual or significant site features such as views, waterways or other natural characteristics are preserved and/or incorporated into the project design;
 4. The PRD design advances and effectuates the land use policies of the comprehensive plan beyond the minimum requirements of the EMC;
 5. The PRD design incorporates significant physical and visual buffers and/or development transitions between zoning districts and adjacent neighborhoods/uses, including landscaping features, open spaces, or fencing;
 6. Public benefits are derived in exchange for the increased density in the planned residential development. Public benefits may include, but are not limited to:
 - Publicly accessible active parks and walking trails within the development that connect to public streets, schools and daycares above and beyond the requirements outlined within the EMC; or
 - Provisions for a publicly accessible community meeting hall within the overall plan of the development.
- Neither the staff report nor the Hearing Examiner's decision make any mention of whether the application meets at least five of the criteria. The subjective nature of the ordinance requirements are difficult to objectively measure.
- The request was found to comply with the mixed-use requirements of the Commercial zoning district by accommodating residential use only if part of a mixed-use project. The determination was made that a commercial percentage per EMC 18.80.080 Table 2, Footnote 1 was required and the required 10 percent was provided.

Summary of Edgewood Heights PRD 2015 Project Application

File Number: 5212

On October 26, 2015, a second PRD application was submitted for Edgewood Heights under file number 5212.

- Request was to 452 multi-family dwellings and 855 parking spaces on 21.36 acres within the Town Center (TC) and Mixed Residential-Two (MR-2) zones.
- The project was built in two phases; with the apartments and recreation on the west portion built with some or all of the site work in Phase I. Phase II will encompass the rest of the apartments and community buildings on the east portion.
- PRD density is calculated for split-zoned parcels as 80 percent of the combined total allowed in the underlying zones. The density in the underlying zones is 86 dwelling units for the MR2 zone and 508 dwelling units within TC, resulting in a maximum allowed density of 475 units.
- The TC is envisioned as the most walkable area of the city, with a mix of multi-story and single-story buildings framing the street and other public spaces. The TC zone accommodates a range of uses emphasizing a variety of vertical and horizontal mixed use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses. The TC zone complements local traffic, bicycle, and pedestrian circulation and provides open space connectivity.
- Residential single-use project proposals within the TC, and C zones on combined project areas three acres or larger, shall set back single-use residential structures 150 feet from an arterial ROW line. The setback area shall develop, at minimum, 30 percent of the area into retail- or office-type commercial uses or preserved for future retail- or office-type uses. The remaining area within the first 150 feet from an arterial ROW may be developed into residential uses.
- Predicted benefits to the City, only four noted in Hearing Examiners findings (five required per EMC Section 18.50.095.J.1 for 50 percent density increase):
 1. Open space provided in the form of tree preservation at 32.4 percent of the site. Open space had to meet 1.5 percent of the gross floor area of all structures for TC zoning. Plus in order to achieve the 50 percent density increase, no less than 150 percent of the required open space was required—which equates to 2.25 percent of the gross floor area of all structures. Calculations appear to indicate that required tree preservation area and landscape buffers were counted towards the open space requirements.
 2. The multi-family complex will provide a variety of housing types in relation to the City's existing housing stock, which is primarily single-family. The mix of housing, however, is required to be located within the PRD when requesting a 50 percent density increase.
 3. The project provides maximum efficiency in the layout of streets, utility networks, and other public improvements. This predicted benefit may be a high quality benchmark, but it is not currently one of the ordinance prescribed criteria to increase density.
 4. The project preserves usable open space by providing landscape buffers and tree retention.

**Summary of Arbors at Edgewood PRD
2014 Project Application**

File Number: 4772

On July 7, 2014, first PRD application submitted for Arbors at Edgewood under file number 4772

- Request was to construct 90 multi-family dwellings within the Mixed Residential-Two (MR2) Zone.
- The entire multi-family residential project consisted of 130 new multi-family dwelling units within the Town Center (TC) and Mixed Residential-Two (MR2) Zones. Only 90 of those dwelling units required PRD approval because they were located in the MR2 Zone. The remaining 40 units are within the TC zone and adhered to the TC density standards. Without the PRD, the project was limited to 60 dwelling units.
- The proposal also included the installation of new public and private roadways, stormwater facilities, parking and various amenities.
- In order for a PRD density increase to be approved the applicant shall satisfy at least five (5) of the following criteria:
 1. A variety of housing types are provided within the PRD;
 2. Subject to subsection (H) of this section, open space/greenbelts are preserved and/or provided within the PRD at no less than 150 percent of the minimum requirements otherwise required by the EMC;
 3. Unusual or significant site features such as views, waterways or other natural characteristics are preserved and/or incorporated into the project design;
 4. The PRD design advances and effectuates the land use policies of the comprehensive plan beyond the minimum requirements of the EMC;
 5. The PRD design incorporates significant physical and visual buffers and/or development transitions between zoning districts and adjacent neighborhoods/uses, including landscaping features, open spaces, or fencing;
 6. Public benefits are derived in exchange for the increased density in the planned residential development. Public benefits may include, but are not limited to:
 - Publicly accessible active parks and walking trails within the development that connect to public streets, schools and daycares above and beyond the requirements outlined within the EMC; or
 - Provisions for a publicly accessible community meeting hall within the overall plan of the development.
- The written staff report for this project shows that the applicant demonstrated that five criteria from above have been incorporated into the PRD plan by providing from above;
 - o 2) open space and greenbelts exceeding 50 percent of the total site area within the PRD (approximately 3.85 acres of the 7.53 total acres);
 - o 3) preservation of the majority of the steep slopes and native vegetation in the southeast portion of the project area;
 - o 4) the PRD design effectuates the goals and policies of the Comprehensive Plan through Land Use Goal LU-I and associated Policies LU1, LU2, LU5, LU6 and LU10; through Goal

LU-III and associated Policies LU15, LU16 and LU18; through Goal LU V and associated policies LU25, LU27 and LU28;

- o 5) by incorporating natural vegetative buffers to separate land uses adjacent to the project on the south and east sides of the PRD; and
- o 6) by providing and dedicating in the future publicly-accessible streets by constructing a portion of the parallel road system and associated sidewalks to connect into the City's parallel road at 22nd Street East and by providing a publicly-accessible trail down the access road to the eastern edge of the project in the development.
- As subjective criteria, several questions may still remain regarding the project.
 - o Can the same area count for benefits 2 and 5?
 - o In what specific ways does an increase in density effectuates the stated goals and policies of the Comprehensive Plan listed in item 4?
 - *Land Use Goal LU-I: Establish a future land use pattern that is consistent with the City's vision*
 - *Land Use Goal LU-III: Promote development that respects and preserves the natural environment. [LU.III.a – provide design flexibility to encourage the preservation and integration of existing natural site features]*



**CITY OF EDGEWOOD
STAFF REPORT**

STUDY SESSION AGENDA ITEM: AWC GIS Agreement

Date: November 21, 2017
Title: AWC GIS Agreement

Attachments: 1) GIS Participation Agreement
2) Draft Resolution

Submitted By: Darren Groth, Community Development Director
Approved For Agenda by: Daryl Eidinger, Mayor

Discussion

The Association of Washington Cities (AWC) is a private, nonprofit, nonpartisan corporation that represents Washington's cities and towns before the state legislature, the state executive branch and with regulatory agencies. In addition, the AWC Geographic Information Systems (GIS) Consortium Program provides Washington cities the opportunity to access GIS services through their consortium to save development and program costs. Through the proposed agreement and addendum, the GIS Consortium will work with City staff to use spatial data and technology to increase internal efficiency, boost citizen engagement, and improve the delivery of services. The AWC will assist the City of Edgewood by assessing GIS needs and providing GIS database access and views, training staff members in using basic GIS data services and views, providing access to online GIS views and data, and both developing and maintaining the City's GIS data for internal use and public viewing. One such example is the ability for the GIS Consortium to develop online, interactive mapping applications that will integrate with the City's SmartGOV software and also enable customers to access zoning, critical areas, and parcel information online.

Recommendation: Bring this Resolution forward for Council adoption.

Fiscal Impact: N/A

**Association of Washington Cities
Geographic Information Systems (GIS) Consortium Program**

Participation Agreement and Enrollment Application

As a member in good standing with the Association of Washington Cities

City of Edgewood

Member name

Enrolls by this agreement as a member in the Association of Washington Cities (AWC) Geographic Information Systems (GIS) Consortium Program to provide opportunities to access GIS services through the consortium.

The program offers AWC member jurisdictions the ability to have professional GIS services provided at the applicable member rate through the GIS Consortium Program.

1. Administration & Management of the Program

AWC is responsible for the day-to-day operation of the GIS Consortium Program, which includes:

- A. Assisting program participants in assessing GIS needs and providing GIS database access and views;
- B. Assisting program participants in using basic GIS data services and views;
- C. Providing access to tiered levels of membership services to members at negotiated rates through a GIS consulting partner as determined by AWC, including, but not limited to:
 - GIS needs assessments;
 - development, aggregation, or maintenance of GIS data;
 - access to online GIS views and data; and
 - a specified number of hours of GIS consulting services.
- D. Providing program information.

2. Governance of AWC GIS Consortium

- A. AWC's Chief Executive Officer (CEO) directs the operations of the AWC GIS Consortium Program.
- B. The Technical Users committee, a committee composed of representatives of no more than five (5) member cities/towns, appointed by the CEO, advises AWC on operational issues including contract terms, allocation of resources to consortium members, program enhancements, conditions for continued participation and other issues. This committee meets at least once per year.

3. Member agrees to:

- A. Remain a member of the AWC GIS Consortium Program through the annual term of this agreement.
- B. Maintain membership in the Association of Washington Cities through the year for each year of participation.
- C. Pay an annual base service fee to be a member of the AWC GIS Consortium Program, such fees to be determined by AWC, and periodically adjusted every three (3) years, as provided on the current rate sheet.

- D. Pay a program service fee for each year of participation as determined by AWC for the program year for the Tier level the member selects, as provided on the rate sheet
- E. Pay additional fees, under the terms provided by the program, for additional consulting services requested for work that exceeds the applicable tier level consulting hours originally selected. For Tier 4 level participants, additional consulting service hours may not exceed twenty-five (25) hours per membership year. Additional consulting services shall be requested in an approved work order, and the hourly rate and administrative fee will be the same as the rate and fee of the initial tier level selected. The Member is responsible for tracking consulting hours.
- F. Provide notification no less than 30 days before the end of the term if the member wishes to terminate the automatic renewal of the agreement.
- G. Termination from the program for non-payment of annual base service fee and program service fees.
- H. Work with the GIS consultant on development of the work order and review by the GIS consultant and AWC prior to work beginning.
- I. Commence work only after a need assessment is complete, unless agreed to in writing by the GIS consultant partner. Be responsible for completion of the work order with the GIS consultant partner and managing use of GIS consultant partner hours. The work order may reflect work beyond the current program year if agreed by the GIS consultant partner and the work is initiated in the current program year. A maximum of 40 consulting hours may rollover to the following program year if all work is not completed within the term of this agreement.
- J. Unless otherwise agreed by the GIS consultant, Tier 2, 3, and 4 members agree to be responsible for maintaining or updating their online viewer and portal, as applicable, after initial development by the GIS consultant partner.

4. Indemnification/Liability

Each party shall indemnify and hold harmless the other and its directors, officers, employees, agents, parents, subsidiaries, successors and assigns from and against any and all liabilities, claims, suits, actions, demands, settlements, losses, judgments, costs, damages, and expenses (including reasonable attorney's fees) arising out of or resulting from, in whole or part, the acts or omissions of the indemnifying party, its employees, agents or contractors and the indemnifying party's affiliated companies and their employees, agents or contractors.

6. Assignment

This agreement shall not be assignable by either party without prior written consent of the other party.

7. Term of Agreement

The term of this agreement is effective on December, 2017, for a one-year term, renewing annually each subsequent year upon payment of the annual fee and appropriate GIS service fees, unless the AWC GIS Consortium Program is notified in writing no less than thirty days prior to the start of the annual renewal date for the membership year that the program member is terminating the agreement.

8. Selection of Tier

Member agrees to join the GIS Consortium Program at the Tier selected below:

☐ Tier 1 ☒ Tier 2 ☐ Tier 3 ☐ Tier 4

Authorized by Program Member:

Daryl Eidinger (see addendum on Page 4)
(Printed Name)

(Signature)

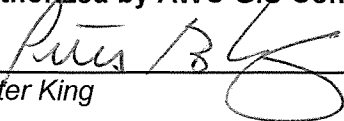
City of Edgewood
(City/Town Applicant)

Mayor
(Title)

2224 104th Ave E
(Address/Street)

10/23/2017
(Date)

Authorized by AWC GIS Consortium Program:

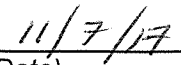


Peter King

(Signature)

(Form revised 10-04-16)

CEO



(Date)

Addendum

AWC GIS Consortium Program

Participation Agreement and Enrollment Application

This addendum is the first and only exhibit associated with the City of Edgewood's Participation Agreement and Enrollment Application with the Association of Washington Cities (AWC) for the GIS Consortium Program. The two items below are intended to clarify what the City will get under the different tiers, based on the tier level chosen in the agreement.

1. Agreement Section 3.D identifies the program costs for the current program year. For the respective costs, the City of Edgewood will receive the following:

	FEE*	CONSULTING HOURS	FREE RAPID NEEDS ASSESSMENT	ONLINE DATA VIEWER**	OPEN DATA PORTAL **
Tier 1	\$2,500	20	✓		
Tier 2	\$5,000	45	✓	✓	
Tier 3	\$10,000	100	✓	✓	✓
Tier 4	\$20,000	220	✓	✓	✓

*GIS consortium members also agree to pay an annual base service fee of \$100 for Tier 1 and 2, and \$200 for Tier 3 and 4.

**City must have a pre-existing ArcGIS Online account (ArcGIS Online is included with a standard ESRI subscription).

2. Agreement Section 3.E. states the City of Edgewood will pay additional fees for additional consulting services request at the hourly rate of the initial tier level selected. The following table identifies the current hourly rates for program year 2017.

Hourly Rate

Tier I	\$105
Tier II	\$100
Tier III	\$95
Tier IV	\$90

RESOLUTION NO. 17-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR GIS SERVICES WITH THE ASSOCIATION OF WASHINGTON CITIES (AWC).

WHEREAS, the AWC is a private, nonprofit, nonpartisan corporation that represents Washington's cities and towns before the state legislature, the state executive branch and with regulatory agencies; and

WHEREAS, the AWC Geographic Information Systems (GIS) Consortium Program provides Washington cities the opportunity to access GIS services through the consortium; and

WHEREAS, the AWC's GIS Consortium will help the City of Edgewood use spatial data and technology to increase internal efficiency, boost citizen engagement, and improve the delivery of services by offering AWC member jurisdictions the ability to have professional GIS services provided at the applicable member rate through the GIS Consortium Program; and

WHEREAS, the AWC will assist the City of Edgewood by assessing GIS needs and providing GIS database access and views, training staff members in using basic GIS data services and views, providing access to online GIS views and data, and both developing and maintaining the City's GIS data for internal use and public viewing; and

WHEREAS, the AWC offers additional consulting services at a hourly rate that is based on the tier level selected in the agreement and will provide additional services at the City's request;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The Mayor is hereby authorized to execute an agreement and addendum for services from AWC's GIS Consortium in an initial amount not to exceed \$9,100, which will provide the City one year of \$5,000 program costs, the base service fee of \$100, a needs assessment, an online data viewer, and up to 85 consulting hours at a rate of \$100 per hour after the first 45 hours.

Section 2. The Mayor is further authorized to renew the agreement and addendum for services from AWC's GIS Consortium in an annual amount not to exceed \$5,100, which will cover the \$5,000 annual program costs, the \$100 annual base service fee, an online data viewer, and 45 consulting hours.

PASSED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS ____ DAY OF _____, 2017.

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, City Clerk