CITY OF EDGEWOOD
REGULAR COUNCIL MEETING AGENDA
Tues., January 9, 2018 – 7:00 pm. ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. **CALL TO ORDER**
   Pledge of Allegiance, Roll Call, Additions/Deletions

2. **SWEARING IN OF NEWLY ELECTED COUNCILMEMBERS**
   **Break for cookies and pictures*

3. **NOMINATIONS FOR DEPUTY MAYOR**

4. **AUDIENCE COMMENT**

5. **MAYOR'S REPORT**

6. **CONSENT AGENDA** *(pg 2).* **:** *The consent agenda includes items that are routine in nature and are adopted by one motion. Should Council wish to discuss a consent agenda item, the item would be removed from the consent agenda and discussed under Council Business.*
   The following items are presented for Council approval:
   A. Regular City Council Meeting Minutes of December 12, 2017,
   B. Study Session Meeting Minutes of December 19, 2017.
   C. **AB18-001,** a motion approving January 2018 Budgeted Expenditures as follows: AWC Employee Benefit Trust; IRS 941 ACHs; Deferred Compensations Program; Dept. of Retirement Systems and Payroll Direct Deposit in the amount of $144,059.71; and Vendor Check Numbers 23070-23105 with EFT Payments in the amount of $591,245.99. Total distributions submitted for review & authorization in the amount of $735,305.70

7. **COUNCIL BUSINESS**
   A. **AB17-0514** *(pg. 22)*, a motion to accept first reading and adoption of Ordinance No. 17-0514, relating to Land Use and Zoning, Terminating the Moratorium adopted in Ordinance No. 17-0504 on the acceptance of Development Applications for Planned Residential Developments (PRDs); repealing Edgewood Municipal Code (EMC) Section 18.50.095- Planned Residential Development
   B. **AB18-0396** *(pg. 33)* **,** a motion adopting Resolution No. 18-0396, repealing and replacing Resolution No. 17-0360 making appointments to positions on External Boards, Commissions, Committees, and other Organizations for the Year 2018
   C. **AB18-002** *(pg. 36)*, Presentation - "Start with Why"

8. **COUNCIL COMMENTS**

9. **EXECUTIVE SESSION**

10. **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.

1. CALL TO ORDER

Mayor Eidinger called the meeting to order at 7:02pm. Councilmember O'Ravez led the attendees in the Pledge of Allegiance.

ROLL CALL

Present: Mayor Daryl Eidinger (Not voting), Councilmember Donna O'Ravez, Councilmember Mark Creley, Councilmember Luke Meyers, Deputy Mayor Tyron Christopherson, Councilmember Stephanie Shook, Councilmember Rosanne Tomyn, Councilmember Nate Lowry.
Staff Present: Assistant City Administrator Dave Gray, Assistant City Administrator Aaron Nix, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Public Works Director Jeremy Metzler, Police Chief Micah Lundborg, Carol Morris, City Attorney.

Additions/Deletions to the Agenda
There were no additions or deletions to the agenda.

2. RECOGNITION OF OUTGOING COUNCILMEMBER

Mayor Eidinger presented Councilmember O'Ravez with a plaque of appreciation for her nine years of service to the City.
Mayor Eidinger recessed the meeting at 7:07pm for pictures and cake.
Mayor Eidinger called the meeting back to order at 7:17pm.

3. PUBLIC HEARING

Ordinance No. 17-0514, relating to Land Use and Zoning, Terminating the Moratorium adopted in Ordinance No. 17-0504 on the acceptance of Development Applications for Planned Residential Developments (PRDs); repealing Edgewood Municipal Code (EMC) Section 18.50.095- Planned Residential Development.
Mayor Eidinger read the rules for the hearing.
Mayor Eidinger opened the public hearing at 7:19pm.

Jim Otness- Fircrest, WA- noted he has worked on two PRDs in city; wanted to know why the drastic change. He noted there were points in the PRD code that can be addressed and would like to see an open discussion continue, before it is repealed.

Community Development Director Groth gave an update on the proposed Ordinance.

Mayor Eidinger closed the public hearing at 7:23pm.

4. AUDIENCE COMMENT

There were no audience comments.

5. MAYOR'S REPORT

Mayor Eidinger spoke about the following:
- Discussed all the hard work throughout the year and the participation from all who made this a great year for the city;
- Decheaux Road modification and working with PSE to install additional lighting;

- Noted this will be Councilmember O'Ravez' last regular council meeting and thanked her for her service and her involvement with the community;
- Reminded folks of the two upcoming cancellations of the December 26th meeting and the January 2nd meeting- swearing in of new Councilmember John West at the January 9th meeting and seeking nominations for the Deputy Mayor position at the January 9th meeting;
- Edgewood magazine should be in everyone's mailboxes by early next week and reminded folks of Connect over Coffee on Saturday;
- Wished everyone a Merry Christmas and hoped this season bring great joy with family and friends.

6. CONSENT AGENDA

The consent agenda includes items that are routine in nature and are adopted by one motion. Should Council wish to discuss a consent agenda item, the item would be removed from the consent agenda and discussed under Council Business.

The following items are presented for Council approval:

A. Study Session Meeting Minutes of November 21, 2017;

B. Regular City Council Meeting Minutes of November 28, 2017.

C. **AB 17-049,** a motion approving December 2017 Budgeted Expenditures as follows: IRS 941 ACHs; Deferred Compensations Program; Dept. of Retirement Systems; AWC Employee Benefit Trust, and Payroll Direct Deposit in the amount of $79,180.75; and Vendor Check Numbers 23049-23069 with EFT Payments in the amount of $1,270,723.21. Total distributions submitted for review & authorization in the amount of $1,349,903.96

Motion: As Read, **Action:** Approve, **Moved by** Deputy Mayor Tyron Christopherson, **Seconded by** Councilmember Donna O'Ravez. **Motion passed unanimously (7-0).**

7. COUNCIL BUSINESS

A. **AB17-0515**, a motion to adopt Ordinance No. 17-0515, amending the Budget for the 2017 Fiscal Year, providing updates to the approved General Fund, Capital Roads, Surface Water and LID No. 1 Funds

Asst. City Administrator Dave Gray briefed on the agenda item.

Motion: As Read, **Action:** Approve, **Moved by** Councilmember Stephanie Shook, **Seconded by** Councilmember Nate Lowry. **Motion passed unanimously (7-0).**

B. **AB17-0516,** a motion to adopt Ordinance No. 17-0516, adopting the Budget and Salary Schedule for the 2018 Fiscal Year

Assistant City Administrator Dave Gray briefed on this agenda item.

Motion: As Read, **Action:** Approve, **Moved by** Deputy Mayor Tyron Christopherson, **Seconded by** Councilmember Luke Meyers. **Motion passed unanimously (7-0).**

C. **AB17-0395,** a motion adopting Resolution No. 17-0395, authorizing the Mayor to execute a purchase order for additional software & support services with Paladin Data Systems Corporation

Community Development Director Groth briefed on the agenda item.

Motion: As Read, **Action:** Approve, **Moved by** Councilmember Stephanie Shook, **Seconded by** Councilmember Nate Lowry. **Motion passed unanimously (7-0).**

8. COUNCIL COMMENTS

Mayor Eidinger noted the doodle poll regarding a special meeting regarding the utility tax discussion. He noted after thinking it through he will be adding that topic to the strategic planning meeting in January- which will be discussed at the next meeting to set a date to have that retreat.

Deputy Mayor Christopherson discussed tree preservation code and noted his disappointed that the city allowed another developer to come in and take down some trees; he asked what the process was for determining what the determination is on what trees can be taken down vs. the trees that can remain.

Councilmember Lowry agreed with Deputy Mayor Christopherson's comments and noted it would be nice to see some data.

Community Development Director Groth stated he would like to come back to Council after doing some research to provide that information to Council.

Councilmember O'Ravez discussed Kirk Rappe's resignation.

Councilmember Creley thanked Donna for her service and noted it has been a pleasure working with her.

Councilmember Shook noted it was a successful movie night last Friday, and wanted to thank the Mayor for getting the popcorn machine.

Mayor Eidinger stated that it was noteworthy to report that this will be the last regular council meeting Ms. Shook will be called Councilmember Shook, upon her return, she will be newly married and will return as Councilmember Hunter. Congratulations to her on her upcoming nuptial.

Councilmember Meyer noted on the social media site "Chatterbox" there has been reports of mail theft. He asked Chief if he would check if there has been an increase in mail theft reports within the city.

9. EXECUTIVE SESSION

There was no executive session.

10. ADJOURN

Mayor Eidinger adjourned the meeting at 7:45 pm.

Rachel Pitzel, City Clerk	Daryl Eidinger, Mayor

1. CALL TO ORDER

Mayor Eidinger called the meeting to order at 7:00pm and led attendees in the Pledge of Allegiance.

ROLL CALL

Present: Mayor Daryl Eidinger (Not voting), Councilmember Donna O'Ravez, Councilmember Mark Creley, Councilmember Luke Meyers, Councilmember Rosanne Tomyn, Councilmember Nate Lowry.
Excused: Deputy Mayor Tyron Christopherson and Councilmember Stephanie Shook.
Staff Present: Assistant City Administrator Dave Gray, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Public Works Director Jeremy Metzler, Police Chief Micah Lundborg.

2. COUNCIL BUSINESS

A. *Review/Discussion* **-** Ordinance **-** Proposed Amendments to PRD's

Community Development Director Groth briefed Council on this agenda item.
Discussion followed between staff and the Council.
Councilmember Meyers asked for a breakdown of the density table.
Councilmember Tomyn noted it would be helpful for more comparable city's our size and density.

B. *Review/Discussion* **-** Ordinance **-** Critical Areas

Community Development Director Groth briefed Council on this agenda item.
Discussion followed between staff and the Council.
Council action: Council recommended staff to go ahead and defer back to Planning Commission.

C. *Discussion* **-** Strategic Planning Council Retreat Agenda/Date

Mayor Eidinger briefed Council on this agenda item.
Council consensus to have the Strategic Planning Council Retreat on Sunday, January 14 from 9am-4pm.

D. *Discussion* **-** Council External Board Appointments

Mayor Eidinger briefed Council on this agenda item.

3. OTHER COUNCIL ISSUES

Mayor Eidinger discussed the appeal for the LID and noted the city received notification that the appeal was dismissed by the court. He also wished everyone a Merry Christmas.

Councilmember Meyers noted at the MTVE meeting, it was brought to the attention that the city received a DOE grant in the amount of $300,000 for the injection wells and asked for clarification.

4. ADJOURN

Mayor Eidinger adjourned the meeting at 7:51pm.

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Rachel Pitzel, City Clerk   Daryl Eidinger, Mayor

CITY OF EDGEWOOD
REQUEST FOR COUNCIL ACTION
Agenda Bill No.: 18-001

Date Action Requested: January 9, 2018

Title: AB18-001, a motion approving January 2018 Budgeted Expenditures as follows: AWC Employee Benefit Trust; IRS 941 ACHs; Deferred Compensations Program; Dept. of Retirement Systems and Payroll Direct Deposit in the amount of $144,059.71; and Vendor Check Numbers 23070-23105 with EFT Payments in the amount of $591,245.99. Total distributions submitted for review & authorization in the amount of $735,305.70.

Attachments: Payment Distribution Review & Authorization, Voucher Directory

Submitted By: Dave Gray, Assistant City Administrator, Finance
Approved For Agenda By: Mayor Daryl Eidinger
Prepared For Agenda By: Rachel Pitzel, City Clerk

Recommendation: Move to Approve AB18-001

Discussion: Approval of Claims and Payroll Expenditures

Alternatives: 1) Do not approve. **2)** Refer to Council Study Session for Further Review.

Fiscal Impact: An increase in the sum of $735,305,70 to authorized Budgeted Expenditures.

City of Edgewood 2018
January 9th 2018 Council Meeting Check & EFT Payment Distribution Review & Authorization

Number	Name	Print Date	Amount
US Bank	**PAYROLL ACCOUNT DISTRIBUTION**		
10606	**Last Number Issued Previous Authorization**		
AWC EFT 12/31/17	AWC Employee Benefit Trust	12/29/2017	$24,271.79
DCP EFT 12/15/17	Deferred Compensation Program	12/15/2017	$6,367.99
DCP EFT 12/31/17	Deferred Compensation Program	12/29/2017	$7,302.53
Direct Deposit Run -	Payroll Vendor	12/15/2017	$34,420.34
Direct Deposit Run -	Payroll Vendor	12/29/2017	$41,426.73
DRS EFT 12/15/17	Dept of Retirement Systems	12/15/2017	$8,222.96
DRS/PERS EFT	Dept of Retirement Systems	12/29/2017	$7,759.28
IRS 941 EFT 12/15/17	IRS 941	12/15/2017	$5,746.13
IRS 941 EFT 12/31/17	IRS 941	12/29/2017	$8,541.96
		Total	**$144,059.71**

Number	Name	Print Date	Amount
	CLAIM VOUCHER ACCOUNT DISTRIBUTION		
23069	**Last Number Issued Previous Authorization**		
23070	Association of WA Cities	12/26/2017	$9,100.00
23071	Form Source, Inc.	12/26/2017	$132.76
23072	King County Superior Court	12/26/2017	$26,547.40
23073	Landau Associates	12/26/2017	$551.96
23074	McCarthy & Causseaux	12/26/2017	$775.50
23075	Northwest Landscape Services	12/26/2017	$826.74
23076	Office Depot	12/26/2017	$359.26
23078	All Purpose Door Repair, Inc.	1/9/2018	$1,323.58
23079	BHC Consultants	1/9/2018	$11,645.00
23080	Code Publishing Inc.	1/9/2018	$75.67
23081	Copiers Northwest	1/9/2018	$14.91
23082	FCS Group	1/9/2018	$1,717.50
23083	Form Source, Inc.	1/9/2018	$63.63
23084	G & K Services Co.	1/9/2018	$225.52
23085	Gray & Osborne, Inc	1/9/2018	$247.23
23086	Herrera Environmental Consultants, Inc.	1/9/2018	$8,878.83
23087	Kyocera Document Solutions NW	1/9/2018	$1,056.86
23088	Morris Law PC	1/9/2018	$5,783.70
23089	Office Depot	1/9/2018	$210.11
23090	Pierce County Budget & Finance PW	1/9/2018	$120,350.81
23091	Pierce County Budget & Finance Sheriff	1/9/2018	$11,041.30
23092	Master Bore	1/9/2018	$500.00
23093	Rick Pederson	1/9/2018	$260.01
23094	Summit Law Group	1/9/2018	$177.00
23095	Utilities Underground Location Center	1/9/2018	$141.90
23096	Akana	1/9/2018	$4,485.86
EFT Payment 1/4/2018	Comcast Business	1/9/2018	$802.84
EFT Payment 1/4/2018	McLendon Hardware-Blue Tarp Credit Services	1/9/2018	$103.72
EFT Payment 1/4/2018	Mt. View-Edgewood Water Co.	1/9/2018	$305.36
EFT Payment 1/4/2018	Pitney Bowes Global Financial Services	1/9/2018	$213.48
EFT Payment 1/4/2018	Puget Sound Energy	1/9/2018	$4,733.40
EFT Payment 1/4/2018	Shell	1/9/2018	$373.07
EFT Payment 1/4/2018	US Bank ACH/EFT	1/9/2018	$280,528.00
23097	A & R Services dba Angela Rojo	1/9/2018	$785.00
23098	Association of WA Cities	1/9/2018	$6,968.00
23099	Century Link	1/9/2018	$109.60
23100	Drain-Pro	1/9/2018	$290.00
23101	FunFlicks	1/9/2018	$664.52
23102	Vision Municipal Solutions, LLC	1/9/2018	$4,167.45
23103	Wa. Assoc. of Bldg. Officials	1/9/2018	$95.00
23104	Wa. Cities Insurance Authority	1/9/2018	$68,136.00
23105	WWC of ICC	1/9/2018	$20.00
Direct Pay Payment	Paladin DATA	1/9/2018	$13,504.27
Direct Pay Payment	Public Finance Inc.	1/9/2018	$1,802.59
EFT Payment 1/4/2018	Department of Labor & Industries	1/9/2018	$129.00
EFT Payment 1/4/2018	Verizon Wireless	1/9/2018	$567.55
EFT Payment 1/4/2018	Wells Fargo Financial Leasing	1/9/2018	$85.93
EFT Payment 1/4/2018	Wells Fargo Vendor Fin Serv	1/9/2018	$368.17
		Grand Total	**$591,245.99**

Total Claims Voucher Distribution	**$591,245.99**
Total Distribution Submitted for Review & Authorization	$735,305.70
Authorization Adjustments: Check 23077 was void due to printer problem	**$ -**
Total Distribution Net of Prior Authorized Adjustments	**$735,305.70**

Claims Voucher Approval : I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed

__________________________________Mayor, Daryl Eidinger

__________________________________Council Member

Voucher Directory

Vendor	Number	Reference	Account Number	Description	Amount
Association of WA Cities					
	23070			**2017 - December - Special Council Meeting**	
		57435			
			GIS Consortium Tier 2		
			001-014-000-594-14-64-02	Central File Equipment	$9,100.00
				GIS Consortium Tier 2	
		Total 57435			**$9,100.00**
	Total 23070				**$9,100.00**
Total Association of WA Cities					**$9,100.00**
Form Source, Inc.					
	23071			**2017 - December - Special Council Meeting**	
		852513			
			December Services		
			001-021-000-521-20-31-01	Office & Operational Supplies	$132.76
				Bus Cards-J. Johnson & B. Nelson	
		Total 852513			**$132.76**
	Total 23071				**$132.76**
Total Form Source, Inc.					**$132.76**
King County Superior Court					
	23072			**2017 - December - Special Council Meeting**	
		121517-KCSC			
			Cause No. 17-2-01552-1 SEA		
			640-000-000-586-10-00-01	Assignment of Funds-Deposits in Lieu of Bond	$26,547.40
				Benjamin Ryan #4716-Release of funds	
		Total 121517-KCSC			**$26,547.40**
	Total 23072				**$26,547.40**
Total King County Superior Court					**$26,547.40**
Landau Associates					
	23073			**2017 - December - Special Council Meeting**	
		0040393			
			Oct Svcs-Prj 0495075.010		
			001-058-000-558-60-41-01	Reim.Engineering - Prof. Serv	$551.96
				Westridge/Conner Homes	
		Total 0040393			**$551.96**
	Total 23073				**$551.96**
Total Landau Associates					**$551.96**

Vendor	Number	Reference	Account Number	Description	Amount
McCarthy & Causseaux					
	23074			**2017 - December - Special Council Meeting**	
		193			
			November Services		
			001-015-000-515-32-41-14	Hearing Examiner Legal Fees	$775.50
				Hearing Examiner Svcs	
		Total 193			**$775.50**
	Total 23074				**$775.50**
Total McCarthy & Causseaux					**$775.50**
Northwest Landscape Services					
	23075			**2017 - December - Special Council Meeting**	
		RC000036502			
			December Services		
			101-000-000-542-70-48-04	Road Maint ROW Veg Maint Contractor	$826.74
		Total RC000036502			**$826.74**
	Total 23075				**$826.74**
Total Northwest Landscape Services					**$826.74**
Office Depot					
	23076			**2017 - December - Special Council Meeting**	
		984846807001			
			November Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	$45.87
				Deskpads, Dry Erase Wall Board, Clips	
		Total 984846807001			**$45.87**
		984846868001			
			November Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	$32.30
				AA Batteries	
		Total 984846868001			**$32.30**
		984846869001			
			November Purchases		
			001-018-000-518-20-35-02	Office Furniture	$153.85
				Office Chair	
		Total 984846869001			**$153.85**
		985732006001			
			December Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	$43.74
				Phone Cords, Hand Sanitizer	
		Total 985732006001			**$43.74**
		989873582001			
			December Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	$64.83
				Wallet/Accordion Folders	
		Total 989873582001			**$64.83**

Vendor	Number	Reference	Account Number	Description	Amount
		989873677001			
			December Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	$14.28
				Wallet/Accordion Folders	
		Total 989873677001			**$14.28**
		989873679001			
			December Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	$4.39
				Tape	
		Total 989873679001			**$4.39**
	Total 23076				**$359.26**
Total Office Depot					**$359.26**
Grand Total		**Vendor Count**	**7**		**$38,293.62**

Voucher Directory

Vendor	Number	Reference	Account Number	Description	Amount
Akana					
	23096			**2017 - December - Period 13-1**	
		17040-006			
			Nov Svcs-Prj 17-040		
			001-058-000-558-60-41-01	Reim.Engineering - Prof. Serv Edgewood Heights	$3,928.85
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable) Westridge	$557.01
		Total 17040-006			**$4,485.86**
	Total 23096				**$4,485.86**
Total Akana					**$4,485.86**
All Purpose Door Repair, Inc.					
	23078			**2017 - December - Period 13-1**	
		24204			
			December Services		
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings Side Door Repair	$1,323.58
		Total 24204			**$1,323.58**
	Total 23078				**$1,323.58**
Total All Purpose Door Repair, Inc.					**$1,323.58**
BHC Consultants					
	23079			**2017 - December - Period 13-1**	
		0009445			
			Nov Svcs-Prj 17-20054.00		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable) On-Call Planning Services	$11,645.00
		Total 0009445			**$11,645.00**
	Total 23079				**$11,645.00**
Total BHC Consultants					**$11,645.00**
Code Publishing Inc.					
	23080			**2017 - December - Period 13-1**	
		58536			
			December Services		
			001-014-000-514-30-41-01	Professional Services EMC Updates	$75.67
		Total 58536			**$75.67**
	Total 23080				**$75.67**
Total Code Publishing Inc.					**$75.67**

Vendor	Number	Reference	Account Number	Description	Amount
Comcast Business					
	EFT Payment 1/4/2018 3:24:49 PM - 1			**2017 - December - Period 13-1**	
		59883458			
			12/15/17-1/14/18 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	$802.84
				City Hall Phones	
		Total 59883458			**$802.84**
	Total EFT Payment 1/4/2018 3:24:49 PM - 1				**$802.84**
Total Comcast Business					**$802.84**
Copiers Northwest					
	23081			**2017 - December - Period 13-1**	
		INV1677998			
			11/14-12/13/17 Charges		
			001-018-000-518-30-45-06	Copier Lease	$14.91
				Lexmark Overage Charges	
		Total INV1677998			**$14.91**
	Total 23081				**$14.91**
Total Copiers Northwest					**$14.91**
FCS Group					
	23082			**2017 - December - Period 13-1**	
		2778-21712011			
			Dec Svcs-Prj 2778		
			001-018-000-518-20-41-01	Professional Service	$1,717.50
				Utility Tax Benchmarking	
		Total 2778-21712011			**$1,717.50**
	Total 23082				**$1,717.50**
Total FCS Group					**$1,717.50**
Form Source, Inc.					
	23083			**2017 - December - Period 13-1**	
		852550			
			December Services		
			001-021-000-521-20-31-01	Office & Operational Supplies	$63.63
				Business Cards-B. Hooper	
		Total 852550			**$63.63**
	Total 23083				**$63.63**
Total Form Source, Inc.					**$63.63**
G & K Services Co.					
	23084			**2017 - December - Period 13-1**	
		6068480170			
			12/4/17 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	$56.38
		Total 6068480170			**$56.38**

Vendor	Number	Reference	Account Number	Description	Amount
		6068482025			
			12/11/17 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	$56.38
		Total 6068482025			**$56.38**
		6068483869			
			12/18/17 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	$56.38
		Total 6068483869			**$56.38**
		6068485725			
			12/25/17 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	$56.38
		Total 6068485725			**$56.38**
	Total 23084				**$225.52**
Total G & K Services Co.					**$225.52**
Gray & Osborne, Inc					
	23085			**2017 - December - Period 13-1**	
		4-G&O 17572.01			
			11/12-12/9/17 Services		
			410-000-000-594-31-64-64	Infrastructure Spot Improvement	$247.23
				24th St E & 112th Ave E Storm Improvements	
		Total 4-G&O 17572.01			**$247.23**
	Total 23085				**$247.23**
Total Gray & Osborne, Inc					**$247.23**
Herrera Environmental Consultants, Inc.					
	23086			**2017 - December - Period 13-1**	
		41555			
			Nov Svcs-Prj 17-06504-000		
			410-000-000-531-38-41-02	Prof. Service-Plan Update	$8,878.83
		Total 41555			**$8,878.83**
	Total 23086				**$8,878.83**
Total Herrera Environmental Consultants, Inc.					**$8,878.83**
Kyocera Document Solutions NW					
	23087			**2017 - December - Period 13-1**	
		55T1030740			
			9/19-12/18/17 Charges		
			001-018-000-518-30-45-06	Copier Lease	$1,056.86
				Kyocera Copier Overage Charges	
		Total 55T1030740			**$1,056.86**
	Total 23087				**$1,056.86**
Total Kyocera Document Solutions NW					**$1,056.86**

Vendor	Number	Reference	Account Number	Description	Amount
McLendon Hardware-Blue Tarp Credit Services					
	EFT Payment 1/4/2018 3:24:49 PM - 2			**2017 - December - Period 13-1**	
		I04998/3			
			November Purchases		
			101-000-000-542-30-31-01	Operational Supplies	$21.85
				Safety Vest	
		Total I04998/3			**$21.85**
		I25714/3			
			December Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	$81.87
				Safety Salt	
		Total I25714/3			**$81.87**
	Total EFT Payment 1/4/2018 3:24:49 PM - 2				**$103.72**
Total McLendon Hardware-Blue Tarp Credit Services					**$103.72**
Morris Law PC					
	23088			**2017 - December - Period 13-1**	
		010318-MOR			
			December Services		
			001-015-000-515-32-41-01	Legal Services	$5,783.70
		Total 010318-MOR			**$5,783.70**
	Total 23088				**$5,783.70**
Total Morris Law PC					**$5,783.70**
Mt. View-Edgewood Water Co.					
	EFT Payment 1/4/2018 3:24:49 PM - 3			**2017 - December - Period 13-1**	
		15690-3401 10/11-12/10/17			
			10/11-12/10/17 Services		
			001-018-000-518-30-47-02	Water	$83.39
				Nelson Farm	
		Total 15690-3401 10/11-12/10/17			**$83.39**
		19143-3401 10/11-12/10/17			
			10/11-12/10/17 Services		
			001-018-000-518-30-47-02	Water	$56.62
				118th Ave E	
		Total 19143-3401 10/11-12/10/17			**$56.62**
		2-3401 10/11-12/10/17			
			10/11-12/10/17 Services		
			001-018-000-518-30-47-02	Water	$165.35
				Edgemont Park	
		Total 2-3401 10/11-12/10/17			**$165.35**
	Total EFT Payment 1/4/2018 3:24:49 PM - 3				**$305.36**
Total Mt. View-Edgewood Water Co.					**$305.36**

Vendor	Number	Reference	Account Number	Description	Amount
Office Depot					
	23089			**2017 - December - Period 13-1**	
		992359856001			
			December Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	$84.85
				Binder Clips, Highlighters, TP	
		Total 992359856001			**$84.85**
		992359890001			
			December Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	$125.26
				Paper Towels	
		Total 992359890001			**$125.26**
	Total 23089				**$210.11**
Total Office Depot					**$210.11**
Pierce County Budget & Finance PW					
	23090			**2017 - December - Period 13-1**	
		CI-242128			
			October Services		
			101-000-000-542-64-51-02	Traffic Operations (Contract)	$2,785.22
		Total CI-242128			**$2,785.22**
		CI-242377			
			October Services		
			101-000-000-542-70-51-04	ROW Veg Maint (Intergov)	$13,137.35
			410-000-000-531-38-51-01	Ditch Maint (Intergov)	$8,616.89
			410-000-000-531-38-51-02	Drain Maint (Intergov)	$4,045.40
			410-000-000-531-38-51-03	Structure Maint (Intergov)	$41,059.97
			410-000-000-531-68-51-06	ROW Veg Maint (Intergov)	$11,951.85
		Total CI-242377			**$78,811.46**
		CI-242668			
			November Services		
			101-000-000-542-70-51-04	ROW Veg Maint (Intergov)	$12,263.03
			410-000-000-531-38-51-01	Ditch Maint (Intergov)	$14,444.35
			410-000-000-531-38-51-02	Drain Maint (Intergov)	$4,513.13
			410-000-000-531-38-51-03	Structure Maint (Intergov)	$1,820.74
			410-000-000-531-38-51-04	Ponds Maint (Intergov)	$5,712.88
		Total CI-242668			**$38,754.13**
	Total 23090				**$120,350.81**
Total Pierce County Budget & Finance PW					**$120,350.81**
Pierce County Budget & Finance Sheriff					
	23091			**2017 - December - Period 13-1**	
		CI-242260			
			November OT Services		
			001-021-000-521-20-51-02	Police Overtime	$10,495.40
		Total CI-242260			**$10,495.40**

Vendor	Number	Reference	Account Number	Description	Amount
		CI-242295			
			November Jail Services		
			001-021-000-523-60-51-01	Jail Services	$545.90
		Total CI-242295			**$545.90**
	Total 23091				**$11,041.30**
Total Pierce County Budget & Finance Sheriff					**$11,041.30**
Pitney Bowes Global Financial Services					
	EFT Payment 1/4/2018 3:24:49 PM - 4			**2017 - December - Period 13-1**	
		3304928049			
			9/30-12/29/17 Lease		
			001-018-000-518-20-45-03	Postage Meter Lease	$213.48
				Postage Meter Lease	
		Total 3304928049			**$213.48**
	Total EFT Payment 1/4/2018 3:24:49 PM - 4				**$213.48**
Total Pitney Bowes Global Financial Services					**$213.48**
Puget Sound Energy					
	EFT Payment 1/4/2018 3:24:49 PM - 5			**2017 - December - Period 13-1**	
		300000011233 Nov 2017			
			November Services		
			001-018-000-518-20-47-01	Electricity	$4,733.40
		Total 300000011233 Nov 2017			**$4,733.40**
	Total EFT Payment 1/4/2018 3:24:49 PM - 5				**$4,733.40**
Total Puget Sound Energy					**$4,733.40**
Refunds/Reimbursements Vendor					
	23092			**2017 - December - Period 13-1**	
		122217-MAS		**Master Bore**	
			Refund ROW 17-087 & 088		
			101-000-000-322-40-00-04	Right-of-Way Permit	$500.00
				Refund 17-087 & 17-088	
		Total 122217-MAS			**$500.00**
	Total 23092				**$500.00**
Total Refunds/Reimbursements Vendor					**$500.00**
Rick Pederson					
	23093			**2017 - December - Period 13-1**	
		123117-RP			
			December Mileage Reimbursement		
			101-000-000-542-90-43-03	Mileage Reimbursement	$78.00
			410-000-000-531-38-43-03	Mileage Reimbursement	$182.01
		Total 123117-RP			**$260.01**
	Total 23093				**$260.01**
Total Rick Pederson					**$260.01**

Vendor	Number	Reference	Account Number		Description	Amount
Shell						
	EFT Payment 1/4/2018 3:24:49 PM - 6			**2017 - December - Period 13-1**		
		8000093974712				
			November Purchases			
			001-018-000-518-30-32-01		Fuel	$373.07
		Total 8000093974712				**$373.07**
	Total EFT Payment 1/4/2018 3:24:49 PM - 6					**$373.07**
Total Shell						**$373.07**
Summit Law Group						
	23094			**2017 - December - Period 13-1**		
		89505				
			November Services			
			001-015-000-515-32-41-01		Legal Services	$177.00
		Total 89505				**$177.00**
	Total 23094					**$177.00**
Total Summit Law Group						**$177.00**
US Bank ACH/EFT						
	EFT Payment 1/4/2018 3:24:49 PM - 7			**2017 - December - Period 13-1**		
		113017-USBank				
			November Safekeeping Fee			
			001-014-000-514-20-42-05		Bank & Bond Fees	$28.00
		Total 113017-USBank				**$28.00**
		120117-USBank				
			City Hall GoBond			
			201-000-000-591-18-71-01		Bond Repayment - Principal	$275,000.00
				City Hall Go Bond		
			201-000-000-592-18-83-01		Interest on Bonds	$5,500.00
				City Hall Go Bond		
		Total 120117-USBank				**$280,500.00**
	Total EFT Payment 1/4/2018 3:24:49 PM - 7					**$280,528.00**
Total US Bank ACH/EFT						**$280,528.00**
Utilities Underground Location Center						
	23095			**2017 - December - Period 13-1**		
		7120126				
			December Services			
			410-000-000-531-38-49-09		Misc. Fees & Charges	$141.90
				Utility Locating Svs. for December		
		Total 7120126				**$141.90**
	Total 23095					**$141.90**
Total Utilities Underground Location Center						**$141.90**
Grand Total		**Vendor Count**	**26**			**$455,259.29**

Voucher Directory

Vendor	Number	Reference	Account Number	Description	Amount
A & R Services dba Angela Rojo					
	23097			**2018 - January - 1st Council Meeting**	
		438			
			January Services		
			001-018-000-518-30-41-01	Professional Services	$785.00
				Monthly Janitorial Svs. for January 2018	
		Total 438			**$785.00**
	Total 23097				**$785.00**
Total A & R Services dba Angela Rojo					**$785.00**
Association of WA Cities					
	23098			**2018 - January - 1st Council Meeting**	
		56771			
			2018 Membership		
			001-018-000-518-90-49-53	AWC Dues	$6,764.00
		Total 56771			**$6,764.00**
		57130			
			2018 Drug/Alcohol Consortium Membership		
			001-018-000-518-90-49-53	AWC Dues	$204.00
				Membership & Random Testing Fee	
		Total 57130			**$204.00**
	Total 23098				**$6,968.00**
Total Association of WA Cities					**$6,968.00**
Century Link					
	23099			**2018 - January - 1st Council Meeting**	
		253-952-3537 889B 12/22/17-1/22/18			
			12/22/17-1/22/18 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	$109.60
				Fax and Fire Alarm Line	
		Total 253-952-3537 889B 12/22/17-1/22/18			**$109.60**
	Total 23099				**$109.60**
Total Century Link					**$109.60**
Department of Labor & Industries					
	EFT Payment 1/4/2018 3:39:32 PM - 1			**2018 - January - 1st Council Meeting**	
		220974			
			2018 Elevator Operating Certificate		
			001-018-000-518-30-45-07	Operating Permits	$129.00

Vendor	Number	Reference	Account Number	Description	Amount
				Elevator Operating Permit	
		Total 220974			**$129.00**
	Total EFT Payment 1/4/2018 3:39:32 PM - 1				**$129.00**
Total Department of Labor & Industries					**$129.00**
Drain-Pro					
	23100			**2018 - January - 1st Council Meeting**	
		39252			
			January Rental		
			001-076-000-576-80-45-03	Operating Rentals	$145.00
				Edgemont Park	
		Total 39252			**$145.00**
		39253			
			January Rental		
			001-076-000-576-80-45-03	Operating Rentals	$145.00
				Nelson Nature Park	
		Total 39253			**$145.00**
	Total 23100				**$290.00**
Total Drain-Pro					**$290.00**
FunFlicks					
	23101			**2018 - January - 1st Council Meeting**	
		2535911			
			Outdoor Movie Rental		
			001-076-000-576-80-31-02	Recreation Activities & Events	$664.52
				7/28/18 Outdoor Movie Screen Rental	
		Total 2535911			**$664.52**
	Total 23101				**$664.52**
Total FunFlicks					**$664.52**
Paladin DATA					
	Direct Pay Payment 1/4/2018 3:40:47 PM - 1			**2018 - January - 1st Council Meeting**	
		2401258			
			E-PlanCheck Digital Plan Review		
			001-014-000-594-14-64-02	Central File Equipment	$7,392.78
				E-Plan Check Digital Plan Review	
		Total 2401258			**$7,392.78**
		2401259			
			SmartGov Citizen Portal		
			001-014-000-594-14-64-02	Central File Equipment	$6,111.49
				SmartGov Citizen Portal	
		Total 2401259			**$6,111.49**
	Total Direct Pay Payment 1/4/2018 3:40:47 PM - 1				**$13,504.27**
Total Paladin DATA					**$13,504.27**

Vendor	Number	Reference	Account Number	Description	Amount
Public Finance Inc.					
	Direct Pay Payment 1/4/2018 3:40:47 PM - 2			**2018 - January - 1st Council Meeting**	
		0002050			
			1st Qtr 2018 Services		
			411-000-000-535-10-41-01	Professional Services	$1,802.59
		Total 0002050			**$1,802.59**
	Total Direct Pay Payment 1/4/2018 3:40:47 PM - 2				**$1,802.59**
Total Public Finance Inc.					**$1,802.59**
Verizon Wireless					
	EFT Payment 1/4/2018 3:39:32 PM - 2			**2018 - January - 1st Council Meeting**	
		9798701477			
			12/24-1/23/18 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	$567.55
		Total 9798701477			**$567.55**
	Total EFT Payment 1/4/2018 3:39:32 PM - 2				**$567.55**
Total Verizon Wireless					**$567.55**
Vision Municipal Solutions, LLC					
	23102			**2018 - January - 1st Council Meeting**	
		09-5751			
			2018 Support/Maintenance		
			001-014-000-518-80-49-03	Computer Subscriptions	$4,167.45
			2018 Technical Support		
		Total 09-5751			**$4,167.45**
	Total 23102				**$4,167.45**
Total Vision Municipal Solutions, LLC					**$4,167.45**
Wa. Assoc. of Bldg. Officials					
	23103			**2018 - January - 1st Council Meeting**	
		WABO2018			
			2018 Dues-N. Dean Mundy		
			001-058-000-558-50-49-01	Memberships	$95.00
		Total WABO2018			**$95.00**
	Total 23103				**$95.00**
Total Wa. Assoc. of Bldg. Officials					**$95.00**
Wa. Cities Insurance Authority					
	23104			**2018 - January - 1st Council Meeting**	
		18034			
			2018 Liability Assessment		
			001-018-000-518-90-46-50	WCIA Insurance Premium	$68,136.00
		Total 18034			**$68,136.00**
	Total 23104				**$68,136.00**
Total Wa. Cities Insurance Authority					**$68,136.00**

Vendor	Number	Reference	Account Number	Description	Amount
Wells Fargo Financial Leasing					
	EFT Payment 1/4/2018 3:39:32 PM - 3			**2018 - January - 1st Council Meeting**	
		5004443353			
			1/4/18-2/3/18 Lease		
			001-018-000-518-30-45-06	Copier Lease	$85.93
		Total 5004443353			**$85.93**
	Total EFT Payment 1/4/2018 3:39:32 PM - 3				**$85.93**
Total Wells Fargo Financial Leasing					**$85.93**
Wells Fargo Vendor Fin Serv					
	EFT Payment 1/4/2018 3:39:32 PM - 4			**2018 - January - 1st Council Meeting**	
		67862053			
			January Lease		
			001-018-000-518-30-45-06	Copier Lease	$368.17
			Kyocera Lease		
		Total 67862053			**$368.17**
	Total EFT Payment 1/4/2018 3:39:32 PM - 4				**$368.17**
Total Wells Fargo Vendor Fin Serv					**$368.17**
WWC of ICC					
	23105			**2018 - January - 1st Council Meeting**	
		010118-WWC			
			2018 Dues-Mundy & Centen		
			001-058-000-558-50-49-01	Memberships	$20.00
		Total 010118-WWC			**$20.00**
	Total 23105				**$20.00**
Total WWC of ICC					**$20.00**
Grand Total		**Vendor Count**	**15**		**$97,693.08**

CITY OF EDGEWOOD
REQUEST FOR COUNCIL ACTION
AGENDA BILL NO.: 17-0514

Date Action Requested:	January 9, 2018
Title:	PRD Amendments
Attachments:	1) Ordinance 2) PRD Draft Code Repealing EMC 18.50.095
Submitted By:	Darren Groth, Community Development Director
Approved For Agenda by:	Daryl Eidinger, Mayor
Recommendation:	Approve Draft Code Repealing EMC 18.50.095

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.

Alternatives:

1) Do not adopt

2) Remand to Study Session for further review

Fiscal Impact: N/A

ORDINANCE NO. 17-0514

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, RELATING TO LAND USE AND ZONING, TERMINATING THE MORATORIUM ADOPTED IN ORDINANCE NO. 17-0504 ON THE ACCEPTANCE OF DEVELOPMENT APPLICATIONS FOR PLANNED RESIDENTIAL DEVELOPMENTS (PRD); REPEALING EDGEWOOD MUNICIPAL CODE (EMC) SECTION 18.50.095 – PLANNED RESIDENTIAL DEVELOPMENT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, 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); and

WHEREAS, on July 11, 2017, the City Council adopted Ordinance No. 17-0504, which imposed a moratorium on the submission of all new PRD applications to address problems with ordinance language subjectivity and procedural approvals prescribed for the PRD in relation to other land development applications; and

WHEREAS, on August 8, 2017, the City Council held a public hearing on the moratorium, as required by RCW 36.70A.390; and

WHEREAS, on August 22, 2017, the City Council adopted Ordinance No. 17-0507, adopting the findings of fact required by RCW 36.70A.390, to support the maintenance of the moratorium; and

WHEREAS, during the moratorium, the City staff researched the effect of PRD development on the City in order to develop a recommendation on the question whether the PRD regulations should be amended or repealed; and

WHEREAS, the moratorium also allowed the City to review City visioning documents such as the remainder of the EMC, Comprehensive Plan, 2001 Final Environmental Impact Statement (FEIS) for the Comprehensive Plan; the basis and support used to craft the PRD code; the three adopted PRD projects; and codes from other municipalities; and

WHEREAS, the Comprehensive Plan and FEIS broadly address density for the entire city and do not examine methods to increase density on a case-by-case basis; and

WHEREAS, one of the reasons for the PRD adoption was to create or preserve usable open space for the enjoyment of the occupants and the general public; however, EMC Section 18.50.035, with was adopted in 2007 under City Ordinance No. 07-288, already allowed residential cluster developments (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; and

WHEREAS, the SEPA Responsible Official determined this action was Categorically Exempt per WAC 1987-11-800(19); and

WHEREAS, on October 31, 2017, the City sent a copy of this ordinance to the Washington State Department of Commerce, as required by RCW 36.70A.106(1); and

WHEREAS, the Planning Commission held a Public Hearing to receive public testimony regarding the Proposed Code Amendment at the November 20, 2017 Planning Commission meeting; and

WHEREAS, for the reasons set forth in the Staff Report dated November 21, 2017 to the Planning Commission and City Council, the Staff recommended that the PRD regulations be repealed; and

WHEREAS, after the public hearing, the Planning Commission submitted a formal recommendation of approval to the City Council for their consideration of this ordinance and the Planning Commission's recommendation during its regular City Council meeting of December 12, 2017;

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

Section 1. **Moratorium Terminated.** The six-month moratorium adopted in Ordinance 17-0504 is hereby terminated.

Section 2. **Repealed.** The current EMC Section 18.50.095 – Planned Residential Developments (PRD) is hereby repealed in its entirety.

Section 3. **Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. **Effective Date.** This Ordinance shall take effect and be in full force immediately upon adoption, having received the vote of a majority plus one of the entire Council.

ADOPTED BY THE CITY COUNCIL ON THE 9TH DAY OF JANUARY, 2018.

____

Daryl Eidinger, Mayor

ATTEST/AUTHENTICATED:

____
Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

____
Carol Morris, CITY ATTORNEY

DATE OF PUBLICATION: *01/11/18*
EFFECTIVE DATE: *01/16/18*

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)).~~

CITY OF EDGEWOOD
REQUEST FOR COUNCIL ACTION
Agenda Bill No.: 18-0396

Date Action Requested: January 9, 2018

Title: Appointments to positions on External Boards, Commissions, Committees, and other Organizations for the Year 2018.

Attachments: Resolution No. 18-0396 and Exhibit A – Board Appointments

Submitted By: Mayor Daryl Eidinger

Approved For Agenda By: Mayor Daryl Eidinger

Prepared For Agenda By: Rachel Pitzel, City Clerk

Discussion: There are several opportunities for Councilmembers to serve on local and Regional Boards, Committees, or Commissions as a Representative of the City of Edgewood and the City Council. Changes in the make-up of the City Council, and in some cases interests among individual members, require the need to update these Council liaison assignments from time to time typically, for a two-year period.

Once adopted, this list will be provided to each of the organizations designated therein to make them aware of any changes in Edgewood's representation.

Recommendation: Staff is recommending Council determine the external boards they wish to serve - notifying Clerk who will update Exhibit A to bring forward with the Resolution on the next regular Council meeting agenda for adoption.

Alternatives: 1) Do Not Adopt. **2)** Forward to a Study Session for Further Review.

Fiscal Impact: None Known.

RESOLUTION NO. 18-0396

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, REPEALING AND REPLACING RESOLUTION NO. 17-0360 MAKING APPOINTMENTS TO POSITIONS ON EXTERNAL BOARDS, COMMISSIONS, COMMITTEES, AND OTHER ORGANIZATIONS FOR THE YEAR 2018

WHEREAS, the City Council adopted Resolution 17-0360 to establish a list of City Council representatives to serve on various external Boards, Commissions, Committees and other organizations in 2017; and

WHEREAS, the City Council wishes to repeal the resolution identified herein and establish the 2018 list of designees to represent the City.

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

Section 1. City Council representatives are hereby appointed and/or reappointed to serve on the designated external Board(s), Commission(s), Committee(s) and/or other organization(s) as indicated on the list of Council representatives, attached hereto as Exhibit A.

Section 2. The term of these appointments shall be for the calendar year 2018, or until a replacement is appointed by Council.

Section 3. The Clerk shall provide a copy of this Resolution to organizations named in Exhibit A.

Section 4. This Resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS 9th DAY OF JANUARY 2018.

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Mayor, Daryl Eidinger

ATTEST/AUTHENTICATED:

____

Rachel Pitzel, City Clerk

CITY OF EDGEWOOD

Exhibit A

2018 Council Representatives

Organization	Representative(s)	2018 Meeting Information
Joint City/County Open Space Taxation Determination Board	Deputy Mayor Tyron Christopherson *Mayor Daryl Eidinger (Alt)*	Will be Announced *Chad Williams (253) 798-3683*
Pierce County Regional Council	Mayor Daryl Eidinger *Councilmember Nate Lowry (Alt)*	Meet the 3rd Thursday of each month (no meetings in August or December) - 6:00 pm Pierce County Annex (*with the exception of the General Assembly meeting*) *Cindy Anderson (253) 798-2630*
Pierce County Cities & Towns Association	Mayor Daryl Eidinger *Councilmember Stephanie Shook (Alt)*	Meet the 1st Thursday of each month – 7:00pm, 6:30pm social hour – Poodle Dog Restaurant in Fife, *Katie Bolam (253) 517-2705*
Puyallup River Watershed Council	Councilmember Nate Lowry	Meet the 4th Thursday at 3:30pm at Puyallup City Hall, Fifth floor conference area each month -January thru October. *Patty Denny (253) 335-6235*
Mayor's Breakfast	Mayor Daryl Eidinger *Deputy Mayor Tyron Christopherson (Alt)*	Meet the 4th Friday of each month - 7:30am – Poodle Dog Restaurant in Fife. – *(Nov. & Dec. subject to change)* *Sue Rawlings (253)798-7477*
Fife Milton Edgewood (FME) Chamber	Mayor Daryl Eidinger *Deputy Mayor Tyron Christopherson*	Chamber Luncheon Meets the 2nd Wednesday of each month – 11:30am at 5580 Pacific Hwy E, Fife (Emerald Queen Conf. Center. *Julie Watts (253) 922-9320* The Chamber has a variety of special events, please check their website for additional information: www.fmechamber.org Fife Chamber Board – Meets the 3rd Tuesday of each month – 4:00pm, 3700 Pacific Highway East, Suite 150.
Mt. View Edgewood Water Company	Councilmember Mark Creley *Councilmember Luke Meyers (Alt)*	Meets the 2nd Wednesday of each month – 6:00pm – as long as it falls after the 10th. If so, default to the next Wednesday. Meets at the Mt. View Edgewood Water Company – Jacki Masters *(253)863-7348*

CITY OF EDGEWOOD
REQUEST FOR COUNCIL ACTION
AGENDA BILL NO.: 18-002

Date Action Requested: January 9, 2018

Title: Start with Why

Attachments: None

Submitted By: Darren Groth, Community Development Director

Approved For Agenda by: Daryl Eidinger, Mayor

Recommendation: Learn how to articulate **WHY** we do what we do.

Discussion

Simon Sinek is an unshakable optimist. He believes in a bright future and our ability to build it together. Described as "a visionary thinker with a rare intellect," Sinek teaches leaders and organizations how to inspire people. With a bold goal to help build a world in which the vast majority of people wake up every single day feeling inspired, feel safe at work, and feel fulfilled at the end of the day, Sinek is leading a movement to inspire people to do the things that inspire them.

Simon is the author of multiple best-selling books. With over 1 million books sold in the U.S. alone, *Start with Why: How Great Leaders Inspire Everyone to Take Action* is a global best seller. In the book, Simon has a simple but powerful model for inspirational leadership – starting with a golden circle and the question "Why?" His examples include Apple, Martin Luther King, and the Wright brothers. Simon's theory that people are inspired by a sense of purpose is the reason we are currently engaged in finding the 'Why' for the City of Edgewood as we engage in the critical task of commencing a Strategic Plan.

Alternatives:
1) Continue to explain **WHAT** we do.
2) Start explaining **HOW** we do what we do.

Fiscal Impact: N/A