



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tues., March, 06, 2018 – 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 - Speed Limits Reductions

B. Discussion - Ordinance – 2017 Comprehensive Plan Amendments

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: Speed Limit Reductions

Date: March 6, 2018

Title: Speed Limit Reductions – City-wide Arterial Network

Attachments: “Posted Speed Limits” Map, showing the affected roads
TIB Sidewalk Program Rating Guidelines – FY 2017
Ordinance 18-0xxx (DRAFT)

Submitted By: Jeremy Metzler, PE – Public Works Director

Approved For Agenda By: Daryl Eiding, Mayor

Discussion: As traffic congestion continues to increase in the region, more and more commuters are discovering local arterial streets as a convenient bypass with minimal traffic flow restrictions. In recent years we have seen increased traffic volumes, resulting in accidents and excessive speeds, causing concern for the safety and welfare of local residents. In an effort to step up enforceability, introduce traffic calming measures, and align with the statutory maximum lawful speed limit within cities, we propose reducing the maximum posted speed on several local arterial streets from 35 miles per hour to 25 miles per hour.

Following discussion at the Council study session held February 20, 2018, staff reviewed available grant programs and the impact speed limit reduction may have on eligibility. The Transportation Improvement Board (TIB) Sidewalk Program does consider posted speed limits, but this proposal would result in a loss of 4 points out of 100. TIB’s Urban Arterial and Arterial Preservation Programs do not consider posted speeds. A quick review of WSDOT’s grant opportunities demonstrated focus on collision and safety, but nothing specifically targeting posted speed limits.

Recommendation: Staff recommends that the City Council move forward with this proposal, bringing Ordinance 18-0xxx forward to the next Council meeting for adoption.

Alternatives: 1) Do not adopt. 2) Forward to next Study Session for further review

Fiscal Impact: With the passing of this ordinance as presented, there are 30 existing speed limit signs would need to be updated. Assuming the existing sign posts can remain, the estimated cost to accomplish this is approximately \$1,700.

ORDINANCE NO. 18-0xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, RELATING TO SPEED LIMITS ON THE CITY'S STREETS AND HIGHWAYS, REDUCING THE SPEED LIMIT FROM 35 MPH TO 25 MPH ON CERTAIN IDENTIFIED STREETS AND PORTIONS OF STREETS, AND DIRECTING THE TRAFFIC ENGINEER TO POST SIGNS REFLECTING THE NEW SPEED LIMITS ON THE AFFECTED STREETS, AMENDING EDGEWOOD MUNICIPAL CODE SECTION 10.10.020.

WHEREAS, the Revised Code of Washington (RCW) Section 46.61.400(2)(a) establishes a maximum lawful speed of twenty-five (25) miles per hour on city and town streets; and

WHEREAS, on January 12, 1999, the City Council for Edgewood adopted Ordinance 98-0124, establishing maximum lawful speed limits for vehicles using certain city streets, roads and highways as 35 and 40 miles per hour (as codified in EMC Section 10.10.020); and

WHEREAS, since the passing of said Ordinance, traffic volumes and speeds on certain arterial streets within the city have increased to the extent that the City Council now believes that the public health and safety require a reduction of the maximum speed limit for certain streets identified in EMC Section 10.10.020; and

WHEREAS, RCW 46.61.415 provides that the City is required to obtain an engineering and traffic study when the City determines that the maximum speed permitted under RCW 46.61.400 for city streets is greater or less than is reasonable and safe under the conditions found to exist;

WHEREAS, the maximum speed permitted in RCW 46.61.400 is 25 miles per hour on city streets; and

WHEREAS, the City's decision to reduce the speed limit on certain streets from 35 mph to the maximum speed for city streets of 25 mph in RCW 46.61.400 is therefore consistent with RCW 46.61.415 and does not require a traffic study; and

WHEREAS, EMC Section 10.10.020(B) currently provides that Meridian Avenue from the Pierce County line south to the city limits shall have a 40 mph speed limit; and

WHEREAS, since the adoption of EMC Section 10.10.020(B) in 1999, the Washington State Department of Transportation (WSDOT) has posted the maximum lawful speed limit along Meridian Avenue East (State Route 161) as 35 miles per hour, and the City desires to adopt the necessary code amendment to be consistent with the decision of WSDOT;

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

Section 1. Section 10.10.020 of the Edgewood Municipal Code is hereby amended to provide in its entirety as follows:

10.10.020 Increasing state speed limit. Whenever conditions are found to exist upon an arterial street or highway which warrant an increase in the speed permitted by state law, the legislative authority of this City, subject to the approval of the State Highway Commission in cases involving state highways, shall determine and declare a reasonable and safe maximum speed limit for such arterial street or highway, or portion thereof, not to exceed 55 miles per hour. Pursuant to the foregoing authority, the following speed limits are established for the following streets and highways:

A. Twenty-Five Miles Per Hour (25 MPH). The speed limit on the following streets shall be established as 25 mph, consistent with RCW 46.61.400(2)(a). These streets are listed below to address the change in the speed limit from 35 MPH to 25 MPH as a result of this Ordinance. The speed limit on any City street not otherwise posted or listed in this subsection A or subsection B of this Section 10.10.020 shall remain at 25 MPH.

1. 16th Street East from SR 161 (Meridian Avenue East) to 112th Avenue East;
2. 18th Street East from 112th Avenue East to 114th Avenue East;
3. 18th Street East from 114th Avenue East to 122nd Avenue East;
4. 32nd Street East from SR 161 (Meridian Avenue East) to 114th Avenue East;
5. 32nd Street East from 114th Avenue East to 122nd Avenue East;
6. 36th Street East from SR 161 (Meridian Avenue East) to 114th Avenue East;
7. 36th Street East from 114th Avenue East to 122nd Avenue East;
8. 48th Street East from Chrisella Road East to 114th Avenue East;
7. 48th Street East from 114th Avenue East to 122nd Avenue East;
8. 48th Street East from 122nd Avenue East to 127th Avenue East / Edgewood Drive East;
9. 112th Avenue East from 16th Street East to 18th Street East;
10. 112th Avenue East from 18th Street East to 24th Street East;
11. 112th Avenue East from 24th Street East to 32nd Street East;
12. 114th Avenue East from 8th Street East to 18th Street East;
13. 114th Avenue East from 36th Street East to 48th Street East;
14. Edgewood Drive East from 48th Street East / 127th Avenue East to Sumner Heights Drive East (5600 block); and
15. Sumner Heights Drive East from Edgewood Drive East (5800 block) to Sumner city limits.

B. Thirty-Five Miles Per Hour (35 MPH).

1. 8th Street East from 114th Avenue East to 122nd Avenue East;
2. 8th Street East from SR 161 (Meridian Avenue East) to 114th Avenue East;
3. ~~16th Street East from 112th Avenue East to 114th Avenue East;~~
4. ~~18th Street East from 112th Avenue East to 114th Avenue East;~~
5. ~~18th Street East from 114th Avenue East to 122nd Avenue East;~~
6. ~~3. 20th Street East from 87th Avenue Court East to 92nd Avenue East;~~
7. ~~4. 24th Street East from 92nd Avenue East to SR 161 (Meridian Avenue East);~~
8. ~~5. 24th Street East from 112th Avenue East to 122nd Avenue East;~~
9. ~~6. 24th Street East from SR 161 (Meridian Avenue East) to 112th Avenue East;~~
10. ~~32nd Street East from 114th Avenue East to 112th Avenue East;~~

- ~~11. 32nd Street East from 112th Avenue East to SR 161;~~
- ~~12. 32nd Street East from 122nd Avenue East to 114th Avenue East;~~
- ~~13. 36th Street East from SR 161 to 114th Avenue East;~~
- ~~14. 36th Street East from 114th Avenue East to 122nd Avenue East;~~
- ~~15. 48th Street East from 122nd Avenue East to 114th Avenue East;~~
- ~~16. 48th Street East from 114th Avenue East to Chrisella Road East;~~
- ~~17. 48th Street East/Edgewood Drive East from 122nd Avenue East to Sumner Heights Drive East;~~
- ~~18. 7. 92nd Avenue East from 20th Street East to 24th Street East;~~
- ~~19. 112th Avenue East from 24th Street East to 18th Street East;~~
- ~~20. 112th Avenue East from 32nd Street East to 24th Street East;~~
- ~~21. 112th Avenue East from 18th Street East to 16th Street East;~~
- ~~22. 114th Avenue East from 36th Street East to 32nd Street East;~~
- ~~23. 8. 114th Avenue East from 8th Street East to Jovita Boulevard East;~~
- ~~24. 114th Avenue East from 18th Street East to 8th Street East;~~
- ~~25. 114th Avenue East from 48th Street East to 36th Street East;~~
- ~~26. 9. 114th Avenue East from Jovita Boulevard East to King/Pierce County Line;~~
- ~~27. 10. 122nd Avenue East from 36th Street East to 48th Street East;~~
- ~~28. 11. 122nd Avenue East from 8th Street East to 18th Street East;~~
- ~~29. 12. 122nd Avenue East from 32nd Street East to 36th Street East;~~
- ~~30. 13. 122nd Avenue East from 24th Street East to 32nd Street East;~~
- ~~31. 14. 122nd Avenue East from 18th Street East to 24th Street East;~~
- ~~32. Edgewood Drive East from Sumner Heights Drive East to Sumner Heights Drive East;~~
- ~~33. 15. Jovita Blvd East from 114th Avenue East to West Valley Hwy East;~~
- ~~34. 16. Jovita Blvd East from SR 161 (Meridian Avenue East) to 114th Avenue East;~~
- ~~35. Sumner Heights Drive East from Edgewood Drive East to Sumner city limits.~~
17. Meridian Avenue East from the King/Pierce County line south to the City limits.

C. Forty Miles Per Hour.

- ~~1. Meridian Avenue from the Pierce County line south to the City limits.~~

Section 2. Enforcement. The City's Traffic Engineer is hereby directed to post appropriate signage on City streets consistent with this ordinance immediately upon the effective date herein.

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. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL ON THE XXTH DAY OF XXXXX, 2018

Daryl Eiding, Mayor

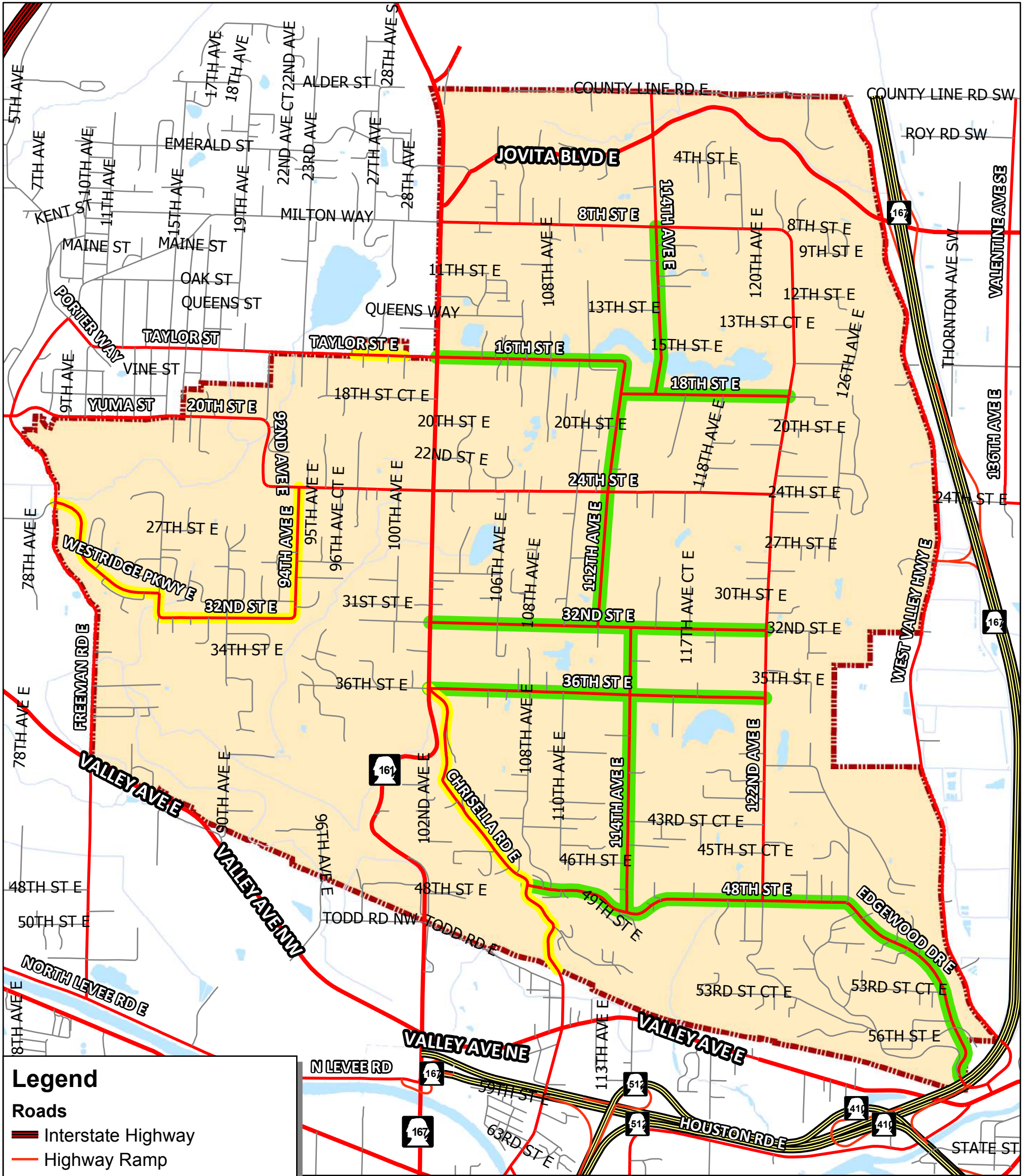
ATTEST:

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

City Attorney, Carol Morris

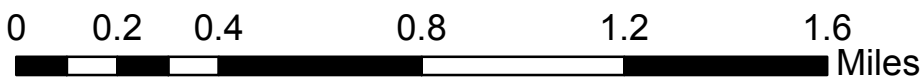
Date Published: XXXX
Effective Date: XXXX



Legend

Roads

- Interstate Highway
- Highway Ramp
- Limited Access State Highway
- Other State Highway
- Major Road
- Arterial
- Residential
- 25mph Arterials
- Proposed 25mph Arterials
- Water body
- island
- Stream
- Piped Stream Sections
- Edgewood City Limits



1 inch = 2,000 feet

Note: All Arterial Roads (red lines) are posted 35 miles per hour, unless otherwise noted. All other roads are 25 miles per hour.



City of Edgewood Posted Speed Limits



SIDEWALK PROGRAM

Criteria Rating Guidelines

PEDESTRIAN SAFETY (55 pt max)

EXISTING CONDITIONS (30 pt max)

- POSTED SPEED (10 pt max)
 - 25 mph 1
 - 30 mph 3
 - 35 mph 5
 - 40 mph 7
 - 45 mph 9
 - 50 mph or greater 10

- EXISTING PEDESTRIAN WALK ROUTE (20 pt max)

If sidewalk exists on one side, review the application with existing sidewalk as the existing pedestrian walk route

 - IN TRAVEL LANE
 - Pavement Width 20 ft or less 20
 - If Pavement Width > 20 ft ~ Consider excess as Shoulder (Pavement Width - 20 ft) / 2 = Shoulder Width

OR

- ON SHOULDER

Shoulder Width in Feet			
UNSURFACED	Pts	SURFACED	Pts
Less than 3 ft	18	Less than 3 ft	15
3 ft	16	3 ft	10
4 ft	14	4 ft	8
5 ft	12	5 ft	6
6 ft	10	6 ft	4
7 ft	5	7 ft	2
8 ft	5	8 ft	0
9 ft	0		
10 ft	0		

OR

- ON EXISTING SIDEWALK

If curb exists, consider the pedestrian walk route as sidewalk

- Less than 500 vpd 1
- 500 to 1,000 vpd 2
- Over 1,000 vpd 3

SIDEWALK PROGRAM

Criteria Rating Guidelines

Sidewalk Width in Feet			
UNSURFACED		Pts	
Less than 3 ft		5	
3 ft		4	
4 ft		3	
5 ft		2	
6 ft		1	
7 ft		0	
SURFACED		Pts	
Less than 3 ft		3	
3 ft		2	
4 ft		1	
5 ft		0	

- EXISTING SIDEWALK CONDITION 0 to 10
 - Good 3
 - Fair 6
 - Poor 10
- EXISTING ADA BARRIERS
 - No Ramps 3
 - Deficient Ramps (Steep Slopes) 2
 - Ramps with No Domes 1
 - Ramps with Domes 0

CRASH HISTORY (25 pt max)

Crashes must be correctable & occur within the project limits

- Ped/Vehicle 0 to 20
 - 10 pt per incident
- Ped Only 0 to 15
 - 5 points per incident

EXISTING HAZARDS (15 pt max)

Hazards must be correctable & occur within the project limits

Safety Hazard Checklist

- Sight Distance 0-3
 - Horizontal, vertical or intersection alignment
- Deep Ditches 0-3
 - Evaluate depth & proximity to the road
- Truck Volume
 - Distribution Center or High Commercial/Industrial 2-3
 - Semi-trucks
 - Central Business District 1
 - Delivery trucks
- Traffic Volume
 - Urban
 - 2.5 to 5K vpd 1
 - 5K to 10K vpd 2
 - Over 10K vpd 3
 - Small City

SIDEWALK PROGRAM

Criteria Rating Guidelines

- Obstructions 0-3
Evaluate permanence & magnitude of obstacle to peds. Examples of obstructions are ditches, power poles, mail boxes, parked cars, vegetation
 - Over 50 percent of project length 3
 - 25 to 50 percent of project length 2
 - Less than 25 percent of project length 1
- Existing lighting
 - No lighting 2
 - Ambient (from businesses/buildings) 1
 - Street Lighting 0
- Drainage/Snow Issues
 - Annotated or obvious by visual inspection 0-2
- Posted School Zone 2

PEDESTRIAN CONNECTIVITY (30 pt max)

PEDESTRIAN DESTINATIONS (30 pt max)

- Central Business District 5
As defined by Agency Comp Plan

OR

- Commercial Development 0-5
 - Within project limits - 2 points per facility
 - Within 2-3 blocks of project - 1 point per facility
- Industrial Area 0-3
 - Within project limits - 3 points
 - Within 2-3 blocks of project - 1 point
- Schools 0-9
 - Within project limits - 3 points per facility
 - Within 2-3 blocks of project - 2 points per facility
- Public Facilities 0-6
 - Within project limits - 2 points per facility
 - Within 2-3 blocks of project - 1 point per facility
- Recreational Facilities 0-5
 - Within project limits - 2 points per facility
 - Within 2-3 blocks of project - 1 point per facility
- Medical Facilities 0-3
 - Within Project Limits - Hospital (3), Clinic (2), Doctor Office (1)
 - Within 2-3 Blocks of Project - Hospital (2), Clinic (1), Doctor Office (1)
- Senior Center, Signed Senior Housing or Assisted Living Facility 0-2
 - Within project limits - 2 points per facility
 - Within 2-3 blocks of project - 1 point per facility
- High Density Housing (15 units or greater) 0-2
 - Within project limit - 2 points

SIDEWALK PROGRAM

Criteria Rating Guidelines

◦ Within 3 blocks of project – 1 point	
• Signed Transit Stop	0-2
◦ Within Project Limits - 2 points ◦ Within 2-3 blocks of project – 1 point	
 SIDEWALK CONNECTIVITY (5 pt max)	
• Completes Gap	5
• Extends Existing Sidewalk	3
 LOCAL SUPPORT (5 pt max)	
• Local Match	0-5
◦ 1 point for each 1 percent above minimum local match	
 SUSTAINABILITY (10 pt max)	
• Adopted Greenhouse Gas Emissions Policy	1
• Sidewalk width greater than TIB standard &/or planter strip (3 foot min width)	0-3
• Sidewalk Network Development <i>Configuration after project is complete</i>	
◦ Sidewalk both sides	2
◦ Sidewalk one side	1
• Hardscaping or climate-appropriate plantings	1
• Low energy Street Lighting or Signal	
◦ Replace or install Low Energy Street Lighting	3
◦ Solar powered signage	1
• Recycled material usage	1
• Low Impact Drainage Practice	2
◦ Use bio-swales, rain gardens or other low impact drainage practices	



**CITY OF EDGEWOOD
STAFF REPORT**

STUDY SESSION AGENDA ITEM: 2017 Comprehensive Plan Amendments

Date: March 6, 2018

Title: 2017 Comprehensive Plan and Zoning Map Amendments

Attachments:
1) Draft Ordinance
2) Planning Commission Recommendation

Submitted by: Darren Groth, Community Development Director

Prepared For Agenda by: Barb Kincaid, Planning Consultant

Approved For Agenda by: Daryl Eidinger, Mayor

Discussion

The Council set the comprehensive plan amendment docket on May 1, 2017, after holding a public hearing, to include the proposed amendment to revise the existing Comprehensive Land Use Designation for a single property identified as Tax Parcel Number 0420236041. Tax Parcel 0420236041 currently contains multiple land use designations of SF-3 and Public. The request is to change the Future Land Use Map designation and the zoning district to Public.

The Planning Commission discussed the proposed comprehensive plan amendment during two regularly scheduled meetings, respectively August 21 and October 16, 2017 and held a public hearing on November 20, 2017 to hear public testimony and consider the proposed amendment. Immediately after the public hearing, the Planning Commission passed a motion to the City Council recommending approval of the proposed comprehensive plan amendment.

On November 28, 2017, the Planning Commission recommendation was reviewed by the City Council during a Study Session and a public hearing was scheduled to receive public testimony on February 27, 2018. No public comments were submitted during the City Council Public Hearing.

Recommendation: Approve the request at the next City Council meeting.

Fiscal Impact: N/A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON RELATING TO LAND USE AND ZONING, AMENDING THE COMPREHENSIVE PLAN MAP AND ZONING MAP IN ACCORDANCE WITH CHAPTER 18.60 OF THE EDGWOOD MUNICIPAL CODE (EMC) AND SECTION 36.70A.130 OF THE GROWTH MANAGEMENT ACT (GMA) UNDER THE REVISED CODE OF WASHINGTON (RCW) TO REVISE THE LAND USE DESIGNATION AND ZONING ON A SINGLE PARCEL LOCATED AT 12224- 48TH STREET E. IN EDGEWOOD, FROM SF-3 AND PUBLIC TO PUBLIC.

WHEREAS, RCW 36.70A.130 of the Growth Management Act generally allows cities and counties to consider comprehensive plan amendments no more frequently than once per year; and

WHEREAS, the City of Edgewood City Council has established a process and criteria for making modifications to the City's Comprehensive Plan in EMC Chapter 18.60, including text and map amendments in accordance with the Growth Management Act and State Law; and

WHREAS, the Community Development Department did receive an application for a Comprehensive Plan amendment from Mountain View Edgewood Water Company (MTVE) located at 12224 48th Street E, Edgewood, WA. , to amend the existing Comprehensive Plan Land Use Designation for a property identified as Tax Parcel Number 0420236041 containing dual land use designations, "SF-3 and Public", to a single land use designation, "Public"; as depicted in Exhibit A attached hereto and incorporated herein; and

WHEREAS, The Edgewood City Council held a public hearing on May 1, 2017 and set the comprehensive plan amendment docket to include the proposed Comprehensive Plan amendment.

WHEREAS, The Planning Commission discussed the proposed comprehensive plan amendment during two regularly scheduled meetings, respectively August 21 and October 16, 2017.

WHEREAS, in accordance with the State Environmental Protection Act (SEPA), the City's responsible SEPA Official did issue a Determination of Non-significance (DNS) for the proposed amendment on November 9, 2017, and this threshold determination was not appealed; and

WHEREAS, this Ordinance was sent to the Washington Department of Commerce, as required by RCW 36.70A.106 on November 21, 2017; and

WHEREAS, the Planning Commission did hold a properly noticed public hearing on November 20, 2017 to consider the proposed amendment and following the public hearing, the Planning Commission did pass a motion recommending approval of the proposed comprehensive plan amendment to the Edgewood City Council; and

WHEREAS, the City Council considered this Ordinance during a regular City Council meeting on November 28, 2017; and

WHEREAS, the proposed amendment to the Edgewood Comprehensive Plan map is consistent with the City's planning goals and objectives; and

WHEREAS, the comprehensive plan is implemented by the zoning map;

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

Section 1. Property. The subject property is located at 12224 - 48th Street E., Edgewood, WA, tax parcel No. 0420236041. The Comprehensive Land Use designations for the property are Single Family (SF-3) and Public. The Zoning Classifications for the property are Single Family SF-3 and Public. Request: The request is to amend the Comprehensive Plan Land Use Designation and Zoning Classifications for this property from those identified above, to a single Land Use Designation and Zoning Classification, Public.

Section 2. The City Council has reviewed the Comprehensive Plan amendment under EMC Section 18.60.220 and adopts the Findings and Recommendation from the Planning Commission attached hereto as Exhibit B, as well as the following:

- A. The proposed amendment conforms to the Growth Management Act (GMA), Chapter 36.70A.RCW; the GMA planning goals include the efficient provision of public facilities and services within urban areas and the facilitation of fair, timely and predictable permit processing. The amendment supports these goals in that the parcel is owned by a public water purveyor who will need to expand infrastructure to provide adequate water to support growth in urban area. The dual land use designation on a single parcel is problematic for permit processing.
- B. The proposed amendment is consistent with and implements the goals and policies of the City's comprehensive plan; the single family moderate land use designation is intended to preserve and maintain established residential neighborhoods and allowed uses in this designation include uses single family detached dwelling units and compatible uses. The public designation is intended to permit activities related to the provision of necessary public services, including utility uses. Goal U.ll of the Comprehensive Plan states, "*Support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable*". Policy U.ll.j states, "*Work in collaboration with water utility providers to improve the efficiency and quality of services*". The subject parcel is owned by the Mountain View Edgewood Water Company (MTVE). MTVE is already using the portion of the parcel that is designated as "Public" for water infrastructure and it will need to expand infrastructure onto the portion of the parcel that is designated for single family use. Amending the single-family use portion of the parcel to "Public" is consistent with the City's Comprehensive Plan.

- C. The subject parcel in the proposed amendment did not contain dual land use designations until after the City approved a Boundary Line Adjustment which expanded the parcel to include the area designated for single family use.
- D. The June 2015 adoption of the City's updated Comprehensive Plan map did not consider the need for expanding the Public land use designation around MTVE-owned property for the expansion of water utilities to support future growth.
- E. The proposed amendment is consistent with the widely held values of the residents of the city as expressed in the City's adopted Vision Statement to be fiscally sustainable and provide high quality public services. The action to correct the subject parcel dual land use designation allows MTVE to be more fiscally sustainable in the provision of public services because it allows for the utility to expand services more efficiently.
- F. The proposed amendment does not adversely affect the City's adopted level of service standards for transportation or other public facilities and services.
- G. The proposed amendment will not result in probable adverse impacts to the City's transportation network, capital facilities, utilities, parks or environmental features. A SEPA review was conducted which resulted in a Determination of Nonsignificance (DNS) on November 9, 2017.
- H. The proposed amendment to change the single-family residence land use designation portion of the subject parcel is compatible with the existing and planned surrounding land use. The parcel is currently used for the provision of potable water for Edgewood residents and is therefore physically suitable for such use.
- I. The proposed amendment will not create pressure to change the land use designation of other properties because the use of the subject property for a public water purveyor does not provide impetus for neighboring single-family residential properties to convert to a Public use designation.
- J. The proposed amendment does not materially affect the City's land use and population growth projections; the water purveyor is effectively planning to support the City's population growth projections through its own capital facility planning efforts.
- K. The proposed amendment is consistent with applicable county-wide policies because it ensures that the City is considering the need for public facilities needed to support service demands generated by growth.

Section 3. The Edgewood Comprehensive Plan Land Use Map is hereby amended to change the land use designation of the real property identified as Tax Parcel Number 0420236041 containing dual land use designations, "SF-3 and Public", to a single land use designation, "Public" attached hereto as Exhibit A.

Section 4. The Edgewood Official Zoning Map is hereby amended to change the zoning on Tax Parcel Number 0420236041 from “SF-3” and “Public” to “Public”.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held 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 6. Effective Date. This ordinance will take effect **and be in full force five (5) days after publication.**

ADOPTED THIS _____ DAY OF FEBRUARY 2018

Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel, City Clerk

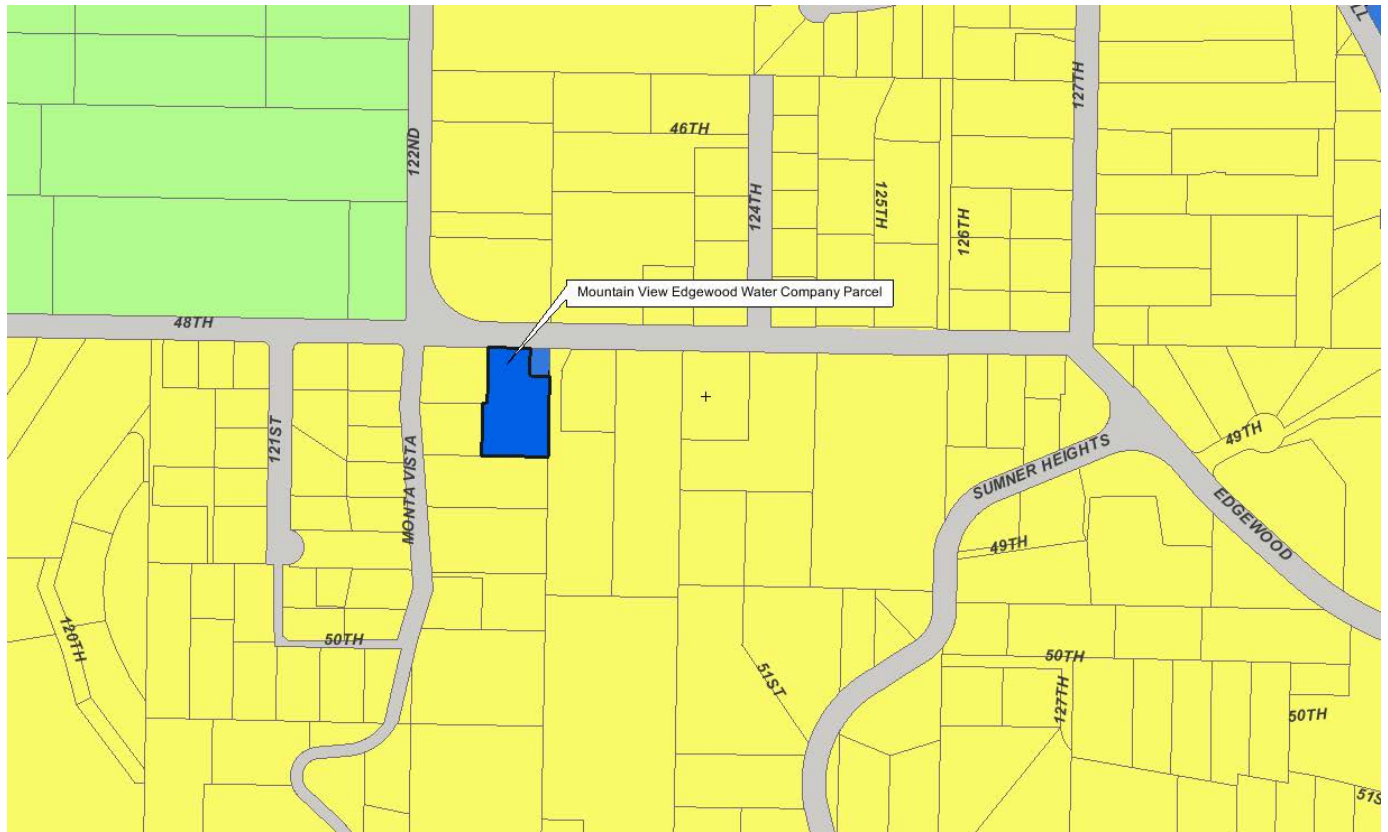
APPROVED AS TO FORM:

Carol A. Morris, City Attorney

Date of Publication:

Effective Date:

Exhibit A
Comprehensive Plan Land Use Map Amendment



LEGEND

- SF-2 Single Family - Low
- SF-3 Single Family - Moderate
- Public

Exhibit B
Findings and Recommendation

EDGEWOOD PLANNING COMMISSION RECOMMENDATION:

RECOMMENDATION OF THE CITY OF EDGEWOOD PLANNING COMMISSION TO THE CITY OF EDGEWOOD CITY COUNCIL TO APPROVE THE 2016 COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF THE MOUNTAIN VIEW EDGEWOOD WATER COMPANY PROPERTY (PARCEL NUMBER 0420236041) FROM SINGLE FAMILY MODERATE TO PUBLIC (CITY OF EDGEWOOD FILE #5214); PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of RCW Chapter 36.70A, the Edgewood City Council has adopted a Comprehensive Plan; and

WHEREAS, pursuant to the provisions of RCW Section 36.70A.130, the City may consider proposed amendments or revisions to the Comprehensive Plan no more frequently than once per year; and

WHEREAS, pursuant to the provisions of EMC Chapter 2.30 the Planning Commission has the duty of providing recommendations to the City Council for development and review of the Comprehensive Plan in compliance with RCW Chapter 36.70A; and

WHEREAS, between January 1, 2016 and December 31, 2016, the City received two applications for comprehensive plan amendments, one of which was withdrawn; and

WHEREAS, one of the applications for a comprehensive plan amendment was from the Mountain View Edgewood Water Company (hereafter referred to as "MTVE") to amend the Comprehensive Plan to change the land use designation of a portion of parcel number 0420236041 from Single Family Moderate to Public per EMC Section 18.60.010(C)(2); and

WHEREAS, on May 1, 2017 the Planning Commission held an open public hearing to solicit public comments on the MTVE Comprehensive Plan Amendment; and

WHEREAS, on May 1, 2017 the Planning Commission recommended a Phase 2 review for the MTVE Comprehensive Plan Amendment proposal; and

WHEREAS, on June 27, 2017 the Edgewood City Council through Resolution Number 17-0377 authorized the Planning Commission to begin Phase II analysis of the proposed Comprehensive Plan Amendment to the Future Land Use Map, following the Commissions proposed timeline for completion and providing a recommendation on the proposed changes to the City Council; and

WHEREAS, City Staff and the City's consulting planner presented information on the proposed MTVE Comprehensive Plan Amendment at the August 21 and October 16, 2017 Planning Commission meetings; and

WHEREAS, the Planning Commission held a public hearing to review and gather additional public comment on November 20, 2017, in advance of providing a recommendation to the proposed land use map change to the City Council; and

NOW, THEREFORE SHALL IT BE ADVISED by the Planning Commission that it hereby makes the following recommendation:

The Planning Commission hereby recommends that the Edgewood City Council amend the Edgewood Comprehensive Plan to designate parcel number 0420236041 as Public on the City's official Future Land Use Map in order to eliminate the current split designation of Single Family Moderate and Public. The City's Official Zoning Map shall also be amended to designate the entire parcel under the Public (P) zoning district.

THIS RECOMMENDATION WAS APPROVED BY THE CITY OF EDGEWOOD PLANNING COMMISSION ON THE 20th DAY OF NOVEMBER 2017.



Mike Stanzel, Planning Commission Chair

Attest by:



Darren Groth, Community Development Director