



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tues., April 17, 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 (no material)* - LID Segregations- View Pointe and Northwood Estates
- B. Review/Discussion* - Potential Code Update- Siting of Cell Towers
- C. Discussion* - Salary Commission Re-Appointments
- D. Discussion (no material)* - Summer Council Highlight Article/Connect Over Coffee
- E. Review/Discussion* - 2018 Comprehensive Plan Docket
- F. Review/Discussion* - Plat Alteration

3. OTHER COUNCIL ITEMS

- A. Traffic Discussion* - Councilmember John West

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: Siting of Cell Towers

Date: April 17, 2018
Title: Cell Tower Siting

Attachments:

- 1) Verizon's Current Edgewood Site – Aerial Image
- 2) Verizon's New Macro Site Area 1 – Aerial Image
- 3) Verizon's New Macro Site Area 2 – Aerial Image

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

Discussion

With the goal of improving cellular telephone coverage in Edgewood, Verizon Wireless recently met with City of Edgewood staff to discuss the Edgewood Municipal Code (EMC) requirements for siting cell towers. Section 18.100.110 of the EMC addresses the issues of location and appearance associated with personal wireless service facilities (PWSFs). A PWSF may be located through a conditional permit in the following land use zones:

1. Commercial, MUR, Business Park, and Town Center; provided, that they are located within 300 feet of Meridian Avenue East.
2. Industrial, which are not required to be within 300 feet of Meridian Avenue East.
3. Public; provided, that they are located within 600 feet of Meridian Avenue East.

The limitation to within 300 or 600 feet of Meridian Avenue potentially limits the availability of tower siting that will comprehensively cover the city. The Verizon radio-frequency engineering team indicates they prefer to have two macro sites for the City of Edgewood, in addition to their current macro site (Exhibit 1). The preferred general areas for the additional two sites are shown on Exhibits 2 and 3. According to the Verizon representative that met with staff,

“Due to the high density of tree cover, the ideal height for each site would be about 105ft. With these sites, it would be possible to install generator backup for emergency preparedness and provide adequate coverage and capacity to the majority of Edgewood. There may still be a need for some small cells, but that need would be greatly reduced. We would plan to re-evaluate after the candidates are selected for the macro projects. We would be open to considering stealth technology (faux tree or other camouflaging), to minimize the visual impact of the projects as well.”

Recommendation:

Staff recommends directing the Planning Commission to review the current development code requirements for cell tower siting and work with Verizon Wireless and other communication companies to identify any potential amendments to the EMC.

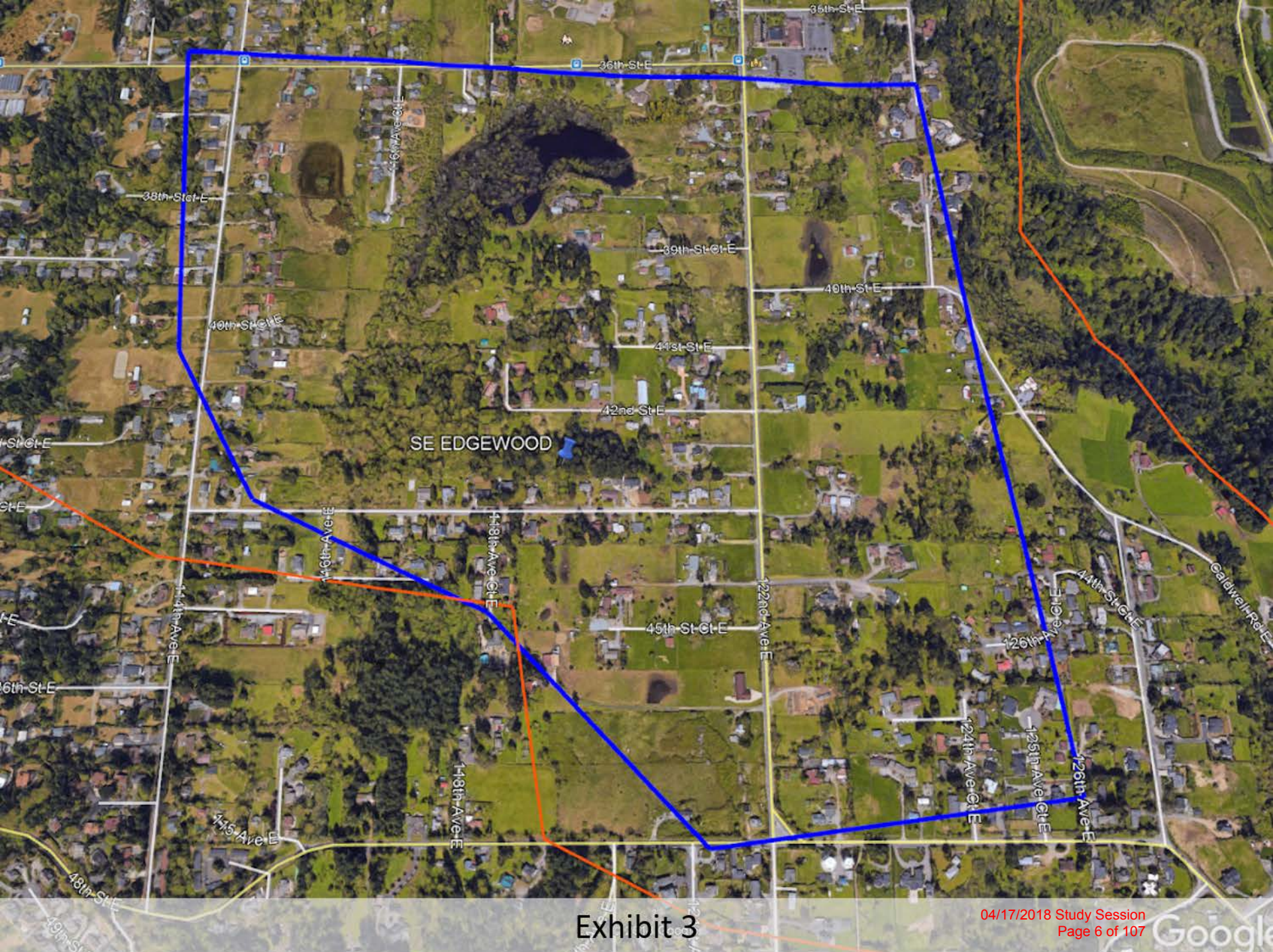
Fiscal Impact:

None





Exhibit 2





**CITY OF EDGEWOOD
STAFF REPORT**

STUDY SESSION AGENDA ITEM: Salary Commission Re-Appointments

Date: April 17, 2018

Title: Reappointment of Jan Furey to Pos. No. 4 and Bob Woloshyn, Pos. No. 5 to the Salary Commission

Attachments: N/A

Submitted By: Dave Gray, Asst. City Administrator

Approved For Agenda By: Daryl Eiding, Mayor

Discussion: The Mayor would like to re-appoint Jan Furey, Position No. 4, and Bob Woloshyn, Position No. 5 to the Salary Commission, their Salary Commission terms have ended. Both volunteers have expressed their interest in remaining on the Salary Commission for a second term. The Mayor would like to place the reappointments on the regular council agenda for next week.

The Salary Commission meets once a year in May, the next regularly scheduled meeting is May 3rd at 7pm.

Recommendation: Approve this item to be added to the regular council meeting agenda of April 24, 2018.

Alternatives: 1) Do not recommend 2) Advertise for new applicants

Fiscal Impact: N/A



**CITY OF EDGEWOOD
STAFF REPORT**

STUDY SESSION AGENDA ITEM: 2018 Comp Plan Docket

Date: April 17, 2018
Title: 2018 Comprehensive Plan Final Docket

Attachments:

- 1) Transpo Level of Service Memo
- 2) Current Zoning Map
- 3) Zoning Map Post Amendments
- 4) Project S22 LLC Application Materials
- 5) Project S22 LLC Critical Areas Map
- 6) Uchida Farms Application Materials
- 7) Uchida Critical Areas Map

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

Discussion

The City may consider amendments to its Comprehensive Plan once every year. Applications for Comprehensive Plan amendments are submitted before December 31st in order to be considered during the following year's amendment process. All applications submitted before the December 31st deadline are identified on the preliminary docket that is maintained by the Planning Director. After compiling the preliminary docket, the Director shall review the suggested amendments and prepare a report suggesting which amendments should be placed on the final docket. In 2017, the City received two applications that met the required deadline to be processed in 2018.

1) Project S22 LLC

The first application is a request to change the future land use map (FLUM) designation and zoning classification on approximately 5.15 acres currently designated Single-Family Moderate and zoned as Single-Family 3 (SF3). The applicant submitted the request named "Project S22 LLC" with the goal of expanding the abutting Town Center (TC) land use designation and TC zoning throughout the entire parcel. The subject property, identified with Parcel Number 0420107031, is currently split zoned between SF3 and TC. The property is located on 24th Street East approximately 435 feet east of Meridian Avenue East.

One of the stated objectives for adoption of the current Comprehensive Plan was to eliminate split zoned property in the City of Edgewood. Public meetings were held specifically to address this topic and the goal was included in the adoption ordinance. The subject property was not included in the City-wide rezoning in 2015 that accompanied the Comprehensive Plan because of a 2012 Comprehensive Plan amendment that changed the split designation

and zoning from TC and SF3 to Mixed Residential Moderate (MR2). The maps used to show the split zone lots did not include this site. The 2015 Comprehensive Plan Future Land Use Map, however, did not incorporate the 2012 amendment and the subject property was changed back to the split designation and zoning of TC and SF3. At the time of the 2012 request, the subject parcel was used as the septic drainfield area for the Lake Chalet apartment complex. The apartments have since connected to the sewer in Meridian Avenue, which opened the drainfield area for reuse.

Another objective of the Comprehensive Plan is to promote the development of a road network parallel to Meridian Avenue East. The City has adopted a parallel street network to improve access and circulation along the Meridian Avenue corridor and within the town center. Once completed, the new street connections will reduce the number of local trips on Meridian Avenue and the number of direct access points. The network is also intended to provide multiple access points to future commercial development and a dispersion of traffic for higher density residential developments. The request to extend the Town Center designation complies with this goal of the Comprehensive Plan.

2) *Uchida Farm LLC*

The second application submitted in 2017 for consideration of the 2018 annual Comprehensive Plan amendment cycle is colloquially called the Uchida Project. This request is to change the future land use designation and zoning classification on approximately 68.51 acres. The subject site is comprised of multiple parcels all currently classified as Moderate Density Residential on the Future Land Use Map and currently zoned Single-Family 3 (SF3). The applicant is seeking a designation change to Industrial on the FLUM and a zoning classification change to Industrial (I).

The entire request is comprised of 12 parcels owned by six property owners. Each of the property owners signed an affidavit to be a party to the requested application; however, the majority land owner is Uchida Farm LLC, which is the reason for the colloquial name. The property owners and their respective parcels are identified in the following table.

Owner	Parcel Numbers		
Uchida	0420163054	0420163055	0420163702
	0420163026	0420163047	0420163023
Canorro	0420175005	0420166003	
Reasonable Investments LLC [aka Novak]	0420162700		
Todd	0420175004		
Castan	0420163052		
8311 Ewood LLC	0420174047		

The majority of the requested area is contiguous; however, the 8311 Ewood LLC parcel (0420162700) does not adjoin the remainder parcels and is proposed as a spot rezoning island within the surrounding SF3. The proposed island of Industrial may create pressure to change the land use designation of other properties, which is an evaluation criteria for approval of any site-specific Comprehensive Plan amendment.

Similar to the first request, this subject area was also a topic of public discussion for the 2015 Comprehensive Plan update. The City held public input meetings to discuss the possibility for a FLUM designation change in this area. The updated plan did not change the designation; however, a Special Land Use Study Overlay was approved in the southwest portion of the city. A study has not yet been performed for any lands within this overlay. The inclusion of this request on the final docket would enable the applicant to perform a land use study on a portion of the overlay. In addition to any requirement for Comprehensive Plan amendment approval, the study should also address, at a minimum, the 10 items outlined in Goal LU.I.d.

Final Docket

The addition of a request to the final docket does not mean approval or assume action. The final docket allows the applicant the opportunity to provide enough supporting information to fully satisfy the criteria used to support the Comprehensive Plan amendments and associated zoning change. Once the docket is set, the City also performed a SEPA analysis of the docket and makes findings to support a decision. The findings are based on the requirements outlined in the Edgewood Municipal Code (EMC). In accordance with EMC Section 18.60.220, the Planning Commission shall review proposed Comprehensive Plan amendments under the following criteria to develop findings and conclusions to support a recommendation:

1. Whether the amendment conform to the Growth Management Act (Chapter 36.70A RCW);
2. Whether the amendment is consistent with and implements the City's Comprehensive Plan, including the goals, policies and implementation strategies of the various elements of the plan;
3. Whether circumstances related to the proposed amendment have substantially changed since the adoption of the City's Comprehensive Plan;
4. Whether the assumptions upon which the City's Comprehensive Plan is based are no longer valid, or new information is available which was not considered during the adoption process;
5. Whether the amendment reflects current, widely held values of the residents of the city;
6. Whether the amendment meets concurrency requirements for transportation and do not adversely affect adopted level of service standards for other public facilities and services;

7. The amendment will not result in probable significant adverse impacts to the City's transportation network, capital facilities, utilities, parks and environmental features that cannot be mitigated, and will not place uncompensated burdens upon existing or planned service capabilities;
8. That the subject parcels are physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to, the following:
 - a. access;
 - b. provision of utilities; and
 - c. compatibility with existing and planned surrounding land uses;
9. The amendment will not create pressure to change the land use designation of other properties, unless the change for other properties is in the long-term best interests of the city as a whole;
10. The amendment does not materially affect the land use and population growth projections that are the bases of the comprehensive plan;
11. The amendment is consistent with any applicable county-wide policies for the city and any other applicable interjurisdictional policies or agreements, and any other local, state or federal laws.

Additionally, the request should comply with EMC Chapter 18.40 to ensure the associated zoning classification is analyzed for the following:

1. Consistency with the existing Comprehensive Plan;
2. Consistency with the purpose of the proposed zoning district;
3. Consistency between zone criteria and area characteristics;
4. Zoning history and precedential effect. Previous and potential zoning changes both in and around the area identified in the application shall be examined;
5. The impact of more intense zones on less intense zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred. Physical buffers may provide an effective separation between different uses and intensities of development. The following elements may be considered as buffers:
 - a. Natural features including but not limited to topographical breaks, lakes, streams, and ravines;
 - b. Major traffic arterials and railroad tracks;
 - c. Distinct change in street layout and block orientation;
 - d. Open space and greenspaces;
6. Zone Boundaries.
 - a. In establishing boundaries, the following elements shall be considered:
 - i. Physical buffers as described in subsection (B)(5) of this section; and
 - ii. Platted lot lines.

- b. b. Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses;
- 7. Height Limits. In general, height limits greater than 35 feet should be limited to areas where higher height limits would be consistent with the comprehensive plan or where the designation would be consistent with the existing built character of the area;
- 8. Impact Evaluation. The evaluation of the changes that would result from approval of the application shall consider the possible negative and positive impacts on the affected area and its surroundings. Factors to be examined include, but are not limited to, the following:
 - a. Housing;
 - b. Public services;
 - c. Environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows and energy conservation;
 - d. Pedestrian safety;
 - e. Manufacturing activity;
 - f. Employment activity;
 - g. Character of areas recognized for architectural or historic value;
 - h. Shoreline view, public access and recreation;
 - i. Service Capacities. Development which can be reasonably anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including: street access to the area; street capacity in the area; transit service; parking capacity; utility and sewer capacity; shoreline navigation;
- 9. Changed Circumstances. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone designations in the Zoning Code;
- 10. Critical Areas. If the area is located in or adjacent to a critical area, the effect of the rezone on the critical area shall be considered.

Recommendation:

Staff recommends including both application requests on the Final Docket.

Fiscal Impact:

None

MEMORANDUM

Date:	March 31, 2018	TG:	17286.00
To:	Darren Groth, City of Edgewood		
From:	Jon Pascal, PE, PTOE – Transpo Group Paul Sharman, PE – Transpo Group		
cc:	Jeremy Metzler, PE, City of Edgewood		
Subject:	Transportation Level-of-Service Analysis for 2018 Comprehensive Plan Updates		

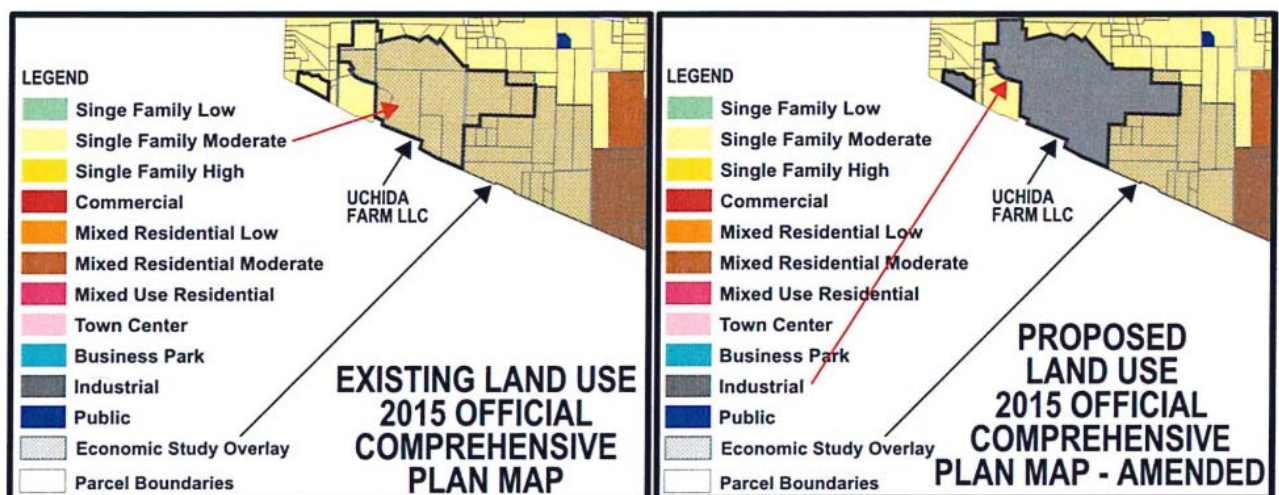
The purpose of this memorandum is to summarize the transportation levels-of-service (LOS) evaluation of two proposed land use changes within the City of Edgewood in support of potential amendments to the City's Comprehensive Plan. We have determined both land use changes meet the adopted transportation LOS requirements pursuant to Edgewood Municipal Code Chapter 18.105. The analysis was conducted as a task order as part of Transpo Group's on-call transportation services contract with the City of Edgewood.

Description of Land Use Proposals

Two land use changes have been proposed within the City as part of the 2018 Comprehensive Plan amendment cycle. One change is at the southern boundary of the City, and another adjoins the City's Town Center. The two proposed land use changes are more fully described below.

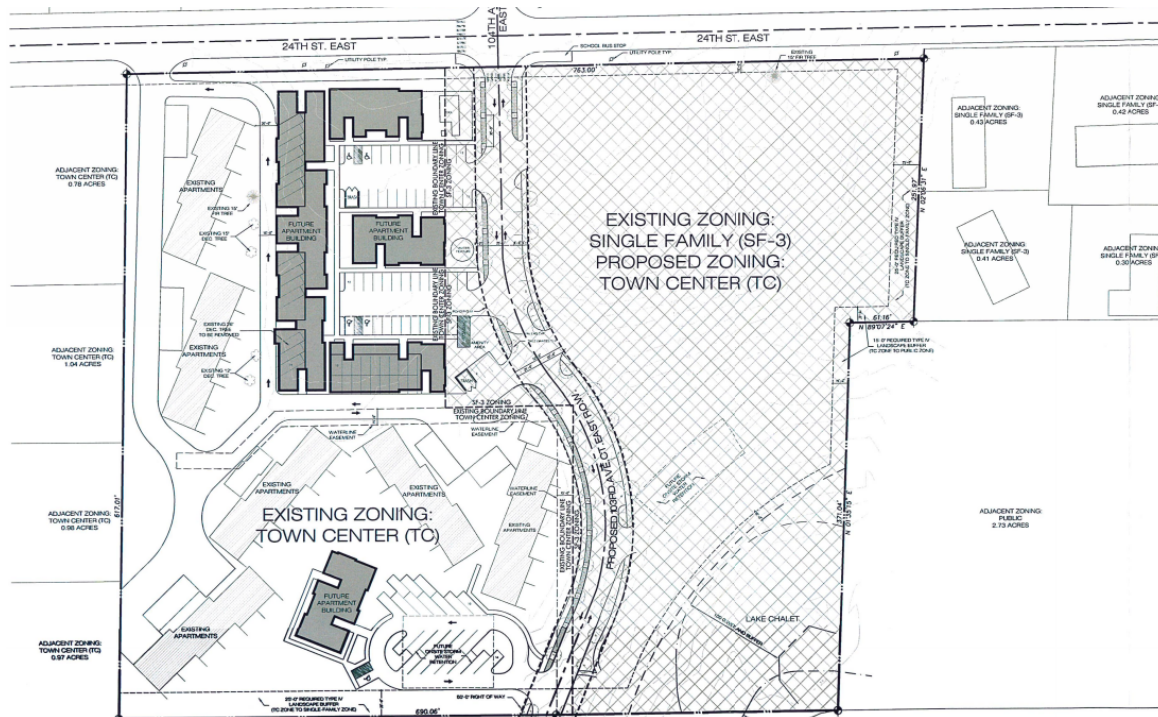
- Uchida Farms – a re-designation of approximately 68.51 acres of moderate density, single-family residential use (SF-3) to industrial (I). This area is situated at the southwest corner of the City of Edgewood as shown in Figure 1.

Figure 1 - Uchida Farms Proposed Land Use Changes



- S22 LLC – a re-designation of approximately 10.2 acres of moderate density, single-family residential use (SF-3) to town center (TC). This area is situated southeast of 104th Avenue E and 24th Street E as shown in Figure 2.

Figure 2 - S22 LLC Proposed Land Use Changes



Background and Methodology

The Transportation Element of the City's Comprehensive Plan identified seven intersections and eleven roadway segments to monitor for level of service (LOS). Intersection LOS is measured as a letter grade, ranging from A (best) to F (worst), and is based on the average vehicle delay moving through the intersection. The City of Edgewood's intersection LOS standard is set at LOS E for intersections along SR 161 (Meridian Avenue) and LOS D for intersections off the state highway. Roadway segment LOS is also measured from A to F, but is based on volume-to-capacity (v/c) ratios. The City's roadway segment LOS standard is set at LOS C for all roadways, which equates to a v/c ratio of less than 0.8.

To understand the level of impact to intersection and roadway LOS, the number of vehicle trips generated by each proposed land use change was compared to the number of vehicle trips forecasted in the 2035 travel demand model of the existing land use for the PM peak hour. Once the net new number of trips generated was determined, the trips were distributed to the roadway network based on the 2035 travel demand model, as used in the Comprehensive Plan. Travel conditions for the 2035 horizon year were then evaluated to confirm that the adopted LOS standards would continue to be achieved with the proposed changes to land use.

It is noted, that the purpose of this analysis is to confirm that the City's transportation LOS standards are achieved, and the Capital Facilities and Land Use Elements of the Comprehensive Plan are still consistent with the Transportation Element. If LOS standards are not able to be achieved with the change in land use, then additional transportation capital investments would need to be identified and included in the Transportation Element and Capital Facilities Plan. The analysis does not ensure a development will achieve concurrency when land use permits are submitted. A 6-year concurrency evaluation will need to be completed when an actual development proposal is submitted to the City.

S22 LLC Evaluation

The S22 LLC proposal would convert approximately 10.2 acres of single-family residential zoning to Town Center zoning. To estimate the number of new vehicle trips this change in land use might generate, the maximum allowed residential density for that zoning designation was utilized. The Town Center zoning designation allows a maximum of 48 dwelling units per acre according to Edgewood Municipal Code 18.80.080. However, a large portion of the area was considered undevelopable (Lake Chalet) and as such, 4.8 acres out of the 10.2 acres was used as the total developable land. Trip generation rates per dwelling unit were based on the *Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition*. Table 1 summarizes the estimated PM peak hour trip generation for the S22 LLC proposed land use changes.

Table 1. S22 LLC Trip Generation – PM Peak Hour

Land Use	Size	Rate ¹	Project Trips		
			Total	In	Out
Multifamily Mid-Rise (#221)	231 DU				
PM Peak Hour		0.44	102	62	40
Existing - Single Family Detached (#210)	15 DU				
PM Peak Hour		0.99	15	9	6
Net New PM Peak Hour Trips			87	53	34

Note: sf = square-feet

1. Trips rates (per dwelling unit) from ITE Trip Generation Manual, 10th Edition.

A total number of 87 PM peak hour vehicle trips is expected to be generated by the proposed change in land use. These trips were distributed onto the roadway network based on the City's travel demand model and were added to the intersection volumes used in the 2035 forecasts of the Comprehensive Plan. The intersection LOS results from the 2035 Comprehensive Plan are presented along with the LOS results of the S22 LLC land use changes in Table 2.

Table 2. 2035 Intersection LOS Comparison – with and without Land Use Change (S22 LLC)

Intersection	Standard	2035 Comp Plan		2035 Comp Plan with S22 LLC	
		LOS ¹	Delay ²	LOS	Delay
<u>Weekday PM Peak Hour</u>					
1. Meridian Ave / 8th St	E	E	59.0	E	61.2
2. Meridian Ave / 16th St	E	C	33.2	C	34.0
3. Meridian Ave / 24th St	E	D	52.7	E	55.6
4. Meridian Ave / 32nd St	E	B	11.2	B	11.4
5. Meridian Ave / 36th St	E	C	34.9	D	36.0
6. Meridian Ave / Emerald St	E	E	64.3	E	64.7
7. 114th Ave E / Jovita Blvd E	D	C	22.1	C	22.2

1. Level of service, based on 2010 Highway Capacity Manual methodology.

2. Average delay in seconds per vehicle.

The greatest impact to LOS occurs at Meridian Avenue / 24th Street, which serves as the primary access point to the area. The intersection LOS is expected to degrade from LOS D to LOS E. However, all intersections are still expected to operate at or above the LOS standard with the proposed land use changes. Roadway LOS results from the Comprehensive Plan and with the S22 LLC development are summarized in Table 3.

Table 3. 2035 Roadway LOS Comparison – with and without S22 LLC

		2035 Comp Plan				2035 Comp Plan with S22 LLC			
Road Segment	Standard	NB / EB		SB / WB		NB / EB		SB / WB	
		V/C ¹	LOS ²	V/C	LOS	V/C	LOS	V/C	LOS
<u>Weekday PM Peak Hour</u>									
1. 114th Ave E, south of Jovita Blvd	C	0.29	A	0.42	B	0.29	A	0.42	B
2. 8th St E, east of Meridian Ave E	C	0.36	B	0.37	B	0.36	B	0.37	B
3. 24th St E, west of Meridian Ave E	C	0.28	A	0.48	B	0.29	A	0.49	B
4. 24th St E, east of Meridian Ave E	C	0.33	B	0.26	A	0.38	B	0.29	A
5. 24th St E, west of 122nd Ave	C	0.15	A	0.19	A	0.15	A	0.19	A
6. 122nd Ave E, north of 24th St E	C	0.14	A	0.27	A	0.14	A	0.27	A
7. 122nd Ave E, south of 24th St E	C	0.27	A	0.36	B	0.27	A	0.36	B
8. 32nd St E, east of Meridian Ave E	C	0.10	A	0.14	A	0.10	A	0.14	A
9. 36th St E, east of Chrisella Rd E	C	0.18	A	0.19	A	0.18	A	0.20	A
10. 48th St E, east of 122nd Ave E	C	0.19	A	0.19	A	0.19	A	0.19	A
11. Chrisella Rd E, south of 48th St E	C	0.23	A	0.37	B	0.23	A	0.37	B

1. Volume to capacity ratio.

2. LOS based on v/c ratio, where A < 0.3, B < 0.5, C < 0.8, D < 0.9, E < 1 and F > 1.

Roadway LOS does not change significantly with the addition of more trips from the S22 LLC proposed land use changes. The largest change in roadway LOS occurs on 24th Street E (east of Meridian Avenue), where the volume-to-capacity ratio increases 0.05 in the eastbound direction and 0.03 in the westbound direction. All roadway and intersection LOS are expected to operate above LOS standards and as a result, the proposed land use changes meet long-term LOS standards and maintain consistency between the Transportation and Land Use Elements of the Comprehensive Plan.

Uchida Farms Evaluation

The Uchida Farms land use proposal would convert approximately 68.51 acres of moderate density, single-family residential use (SF-3) zoning to industrial (I) use. The land use change application provided a conceptual site plan that called for 865,000 square feet of industrial development. A review of the various land use descriptions in the *ITE Trip Generation Manual* suggested that an industrial park (land use #130) would provide the most appropriate trip generation estimates for the LOS analysis since it provides for the greatest trip generation and would be allowed if the land use change was approved.

The City's 2035 travel demand model showed that no development of the existing land was expected by 2035 under its current zoning designation, therefore the number of new vehicle trips generated by the new industrial park were assumed to be entirely additive to the 2035 forecast traffic volumes prepared as part of the Comprehensive Plan (i.e. no existing trips were removed). Table 4 summarizes the trip generation estimates of the Uchida Farms proposed land use changes.

Table 4. Uchida Farms Trip Generation – PM Peak Hour

Land Use	Size	Rate ¹	Project Trips		
			Total	In	Out
Industrial Park (#130)	865,000 sf				
PM Peak Hour		0.4	346	73	273

Note: sf = square-feet

3. Trips rates (per 1,000 sf) from ITE Trip Generation Manual, 10th Edition.

A total number of 346 new PM peak hour trips is expected to be generated by the proposed industrial park. However, due to the location of the proposed development, 80 percent of these trips are expected to travel along Valley Avenue E to and from I-5 and SR 167, and thus do not impact the City's roadways. The remaining 20 percent are expected to distribute throughout the City's network. This distribution is again based on the 2035 travel demand model. The intersection LOS results from the 2035 Comprehensive Plan are presented along with the LOS results of the Uchida Farms land use changes in Table 5.

Table 5. 2035 Intersection LOS Comparison – with and without Land Use Change (Uchida Farms)

Intersection	Standard	2035 Comp Plan		2035 Comp Plan with Uchida Farms	
		LOS ¹	Delay ²	LOS	Delay
<u>Weekday PM Peak Hour</u>					
1. Meridian Ave / 8th St	E	E	59.0	E	60.6
2. Meridian Ave / 16th St	E	C	33.2	C	33.2
3. Meridian Ave / 24th St	E	D	52.7	D	53.6
4. Meridian Ave / 32nd St	E	B	11.2	B	11.2
5. Meridian Ave / 36th St	E	C	34.9	D	35.3
6. Meridian Ave / Emerald St	E	E	64.3	E	65.0
7. 114th Ave E / Jovita Blvd E	D	C	22.1	C	22.2

1. Level of service, based on 2010 Highway Capacity Manual methodology.

2. Average delay in seconds per vehicle.

Intersection LOS does not change significantly due to the Uchida Farms development, and all intersections are expected to operate above the intersection LOS standard set in the Comprehensive Plan. A summary of roadway LOS for the Uchida Farms development is provided in Table 6.

Table 6. 2035 Roadway LOS Comparison – with and without Uchida Farms

		2035 Comp Plan				2035 Comp Plan with Uchida Farms			
Road Segment	Standard	NB / EB		SB / WB		NB / EB		SB / WB	
		V/C ¹	LOS ²	V/C	LOS	V/C	LOS	V/C	LOS
<u>Weekday PM Peak Hour</u>									
1. 114th Ave E, south of Jovita Blvd	C	0.29	A	0.29	A	0.42	B	0.42	B
2. 8th St E, east of Meridian Ave E	C	0.36	B	0.36	B	0.37	B	0.37	B
3. 24th St E, west of Meridian Ave E	C	0.28	A	0.30	A	0.48	B	0.49	B
4. 24th St E, east of Meridian Ave E	C	0.33	B	0.34	B	0.26	A	0.26	A
5. 24th St E, west of 122nd Ave	C	0.15	A	0.15	A	0.19	A	0.19	A
6. 122nd Ave E, north of 24th St E	C	0.14	A	0.14	A	0.27	A	0.27	A
7. 122nd Ave E, south of 24th St E	C	0.27	A	0.27	A	0.36	B	0.36	B
8. 32nd St E, east of Meridian Ave E	C	0.10	A	0.10	A	0.14	A	0.14	A
9. 36th St E, east of Chrisella Rd E	C	0.18	A	0.18	A	0.19	A	0.19	A
10. 48th St E, east of 122nd Ave E	C	0.19	A	0.19	A	0.19	A	0.19	A
11. Chrisella Rd E, south of 48th St E	C	0.23	A	0.23	A	0.37	B	0.37	B

1. Volume to capacity ratio.

2. LOS based on v/c ratio, where A < 0.3, B < 0.5, C < 0.8, D < 0.9, E < 1 and F > 1.

Similar to intersection LOS results, no significant impacts are expected as a result of the Uchida Farms proposed land use changes. All roadway segments will operate above the LOS C standard set forth in the City's Comprehensive Plan. All roadway and intersection LOS are expected to operate above LOS standards and as a result, the proposed land use changes meet long-term LOS standards and maintain consistency between the Transportation and Land Use Elements of the Comprehensive Plan.

Conclusion and Next Steps

Both of the proposed land use changes to the Comprehensive Plan, S22 LLC and Uchida Farms, are expected to meet long-term LOS standards, and therefore the Transportation and Land Use Elements of the Comprehensive Plan will be consistent and supportive of one another as required by the State Growth Management Act. All roadways and intersections are forecasted to operate above respective LOS standards set forth in Edgewood Municipal Code Chapter 18.105.

While the proposed changes meet long-term LOS standards, each development proposal will need to submit a concurrency application at the time of development to reserve capacity on the transportation system. While the long-term transportation LOS standards were achieved, the Transportation Element assumes a significant investment in transportation infrastructure over the next 20 years, much of which is not fully funded. Transportation concurrency ensures that infrastructure investments and land use growth are concurrent with one another. A 6-year concurrency evaluation will need to be completed when an actual development proposal is submitted to the City.

Furthermore, the Uchida Farms location is at the southern boundary of the City, and the traffic model estimated approximately 80 percent of the vehicle trips generated by the land use changes will not utilize City of Edgewood roadways or intersections. As such, the full impacts of the proposal have not been fully evaluated and could require mitigation to address LOS and safety issues on the transportation system operated and maintained by other agencies, such as the City of Puyallup, City of Fife, and WSDOT. Typically, the transportation system is studied and evaluated as part of a specific development proposal, and other agency mitigation is identified as part of the State Environmental Policy Act (SEPA) process. However, the City may choose to elect to study potential impacts to other agency facilities before the land use zoning changes are approved.



City of Edgewood Official Zoning Map Effective June 16, 2015

Amended by Ordinance 15-0442

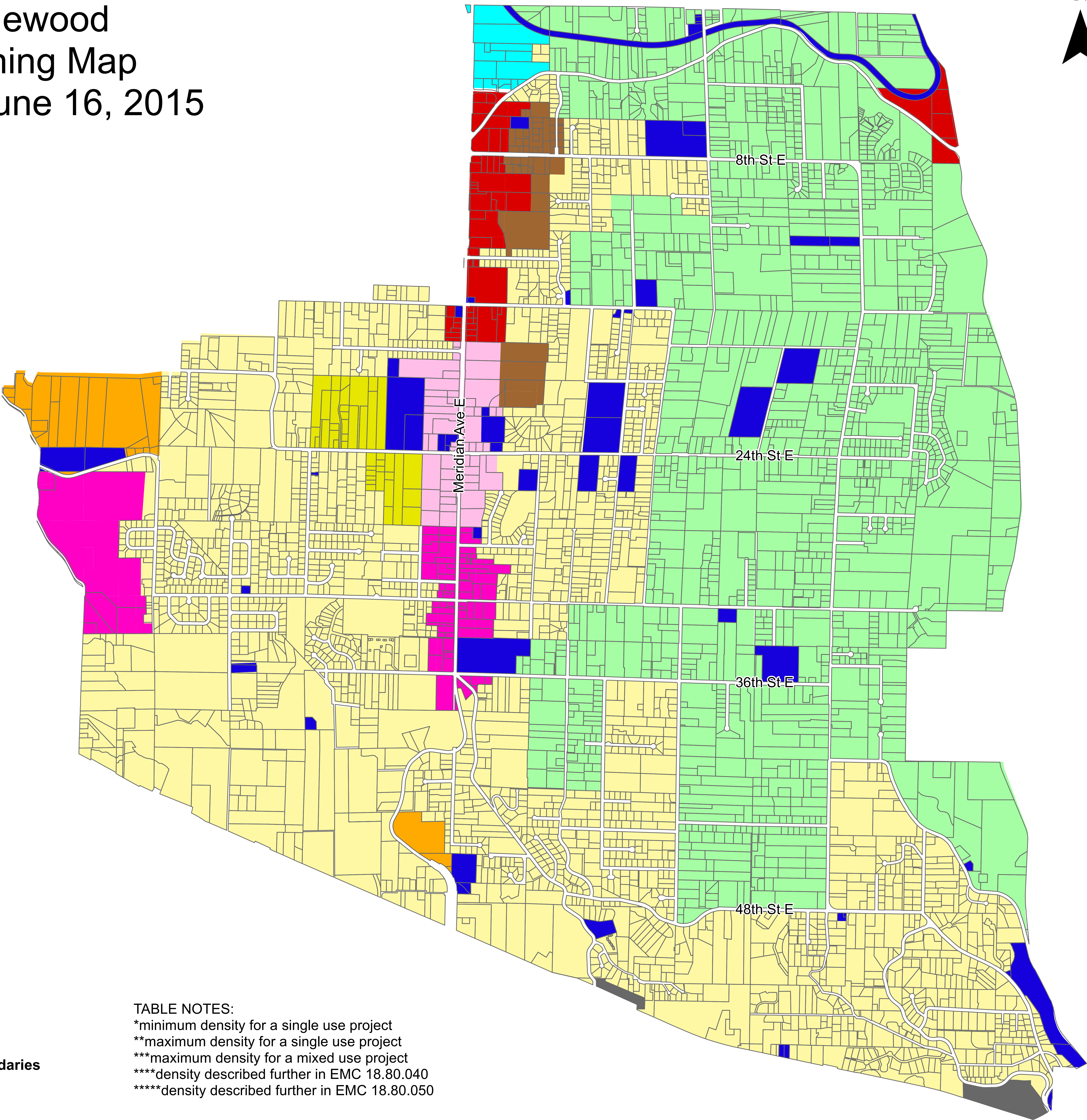
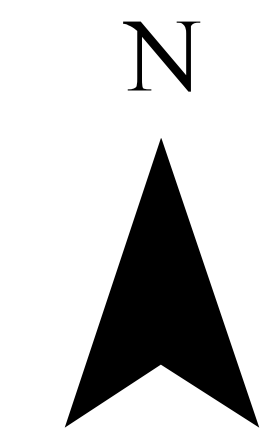
DISCLAIMER: The City of Edgewood makes no claims concerning the accuracy of this map nor assumes any liability from the use of the information herein.

Legend

Min Density*	Max Density**	Max Density***
1****	2****	n/a
1****	3****	n/a
2.5****	5****	n/a
12	n/a	48
n/a	4*****	n/a
n/a	8*****	n/a
10	24	48
16	48	unlimited
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a

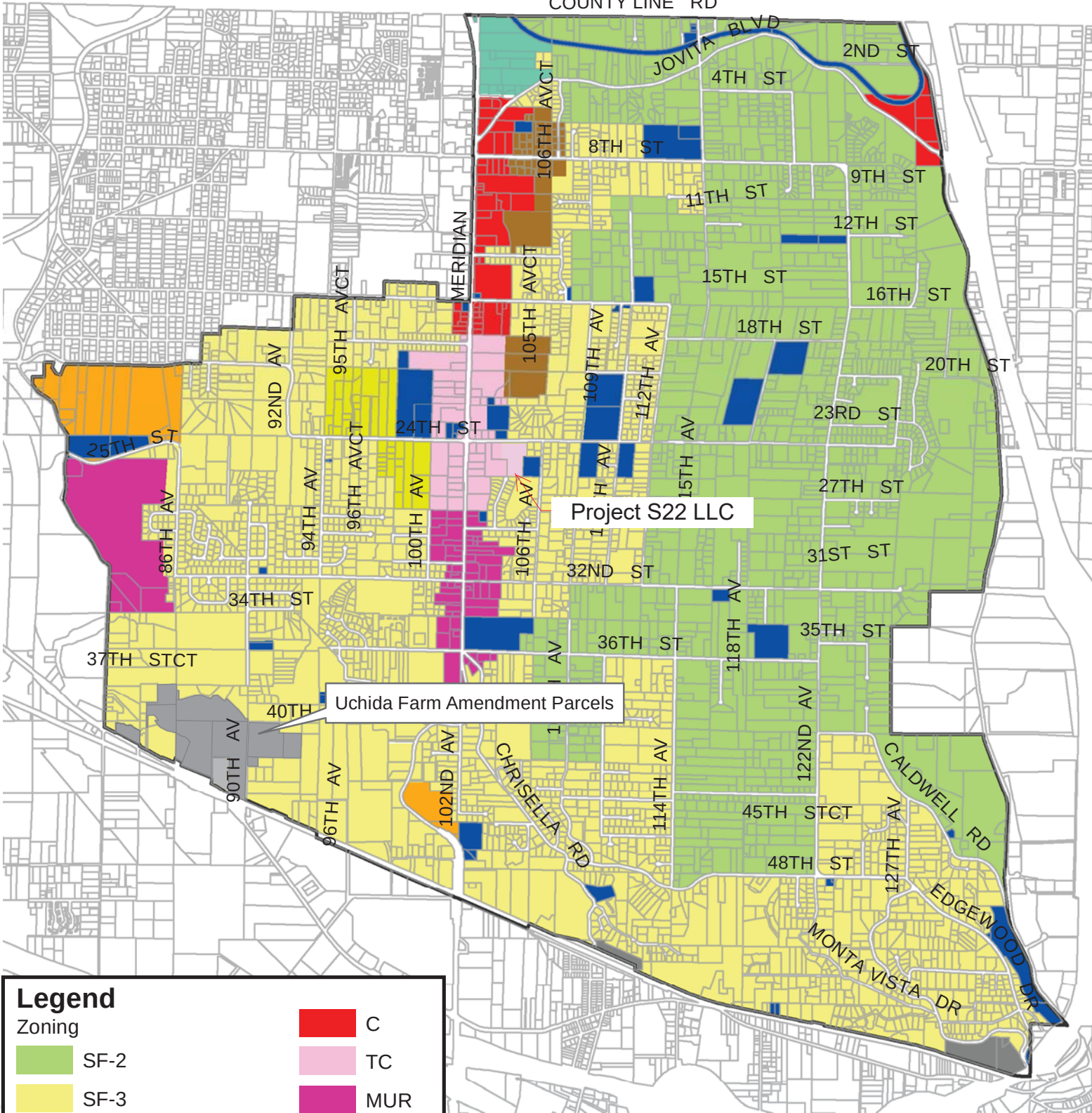
- SF-2
- SF-3
- SF-5
- C
- MR-1
- MR-2
- MUR
- TC
- BP
- I
- Public
- Parcel Boundaries

TABLE NOTES:
*minimum density for a single use project
**maximum density for a single use project
***maximum density for a mixed use project
****density described further in EMC 18.80.040
*****density described further in EMC 18.80.050



Edgewood Zoning Map

Post Comprehensive Amendments





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DEC 27 2017

City of Edgewood

City of Edgewood

2224 104th Avenue East, Edgewood, WA 98372-1513

PH: (253) 952-3299 ♦ Fax: (253) 952-3537

FOR STAFF USE ONLY

Application Year: _____

Application No.: 17-1550

Fee Required?: Yes ___ No ___

COMPREHENSIVE PLAN AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

Complete this application, provide all supporting documents, and submit to the Department of Community Development. **Your proposal will be processed beginning in the month of January following this submittal.** A fact sheet is attached that explains the Comprehensive Plan Amendment Process.

Name: Project S22 LLC

Phone: 1-206-923-8940

Address: 18605 17th Ave NW Shoreline, WA 98177

1. Does the amendment request(s) concern a specific property? YES ☒ NO ☐
2. Is this amendment request for a change in a land use designation? YES ☒ NO ☐
3. Are you the owner or authorized agent of the property? YES ☒ NO ☐
4. Provide a description or a map of the area that this application affects:
APN#042 01 07 030, 042 01 07 031. Land use zone change from SF-3 to TC. See site plan exhibit.
5. Provide a reference to the section(s) of the Comprehensive Plan that you propose to amend, including the page – if applicable (i.e., Comp Plan, Page xx, Line xx). _____
Change to zoning map/ land use map. Page 23 in Comprehensive Plan.
6. Provide proposed amendatory language. Attach separate sheet(s) if necessary. _____
na
7. Explain the reason(s) for this amendment proposal. _____
To allow for increased density zone (TC) adjacent to TC zone. See site plan exhibit.
8. Please describe how your proposed amendment meets the following selection criteria. Use a separate sheet(s) if necessary: _____

- a. Was this ~~proposed amendment denied~~ during a previous Comprehensive Plan review cycle: YES ☐ NO ☒ If yes, briefly explain why (if known):

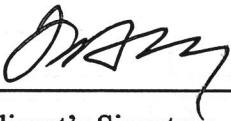
- b. Explain how the proposed amendment advances the goals and policies of the

~~Comprehensive Plan:~~ The requested land use is an extension of adjacent compatible land uses. The current parcel is a mixed TC/SF-3. The request will make the entire parcel TC, which is the only natural place to increase density. It will protect the current SF-3 zoning for the rest of the city. It will encourage pedestrian friendly neighborhood development and aligns with the goals of the meridian corridor providing multiple urban housing types and community connectivity/growth in the cities core.

- c. Explain how the proposed amendment is consistent with the goals of the Growth Management Act: The project is urban infill - taking place in existing urban area with surrounding infrastructure in place.
- d. Does the proposed amendment have a relationship to any other City codes and /or regulations: na

- e. What are the cumulative effects of this proposed amendment to the Comprehensive Plan:

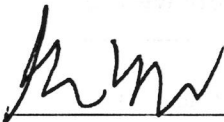
The project supports the goals and objects of the Comprehensive Plan encouraging ~~development along the TC zone, providing pedestrian friendly space, respects the natural environment and open space and is designed to fit the neighboring community character.~~


Applicant's Signature

12/27/17
Date

Property Owner's Authorized Agent: If you are the property owner's agent, you are required to provide a notarized letter from the property owner authorizing submittal of this application.

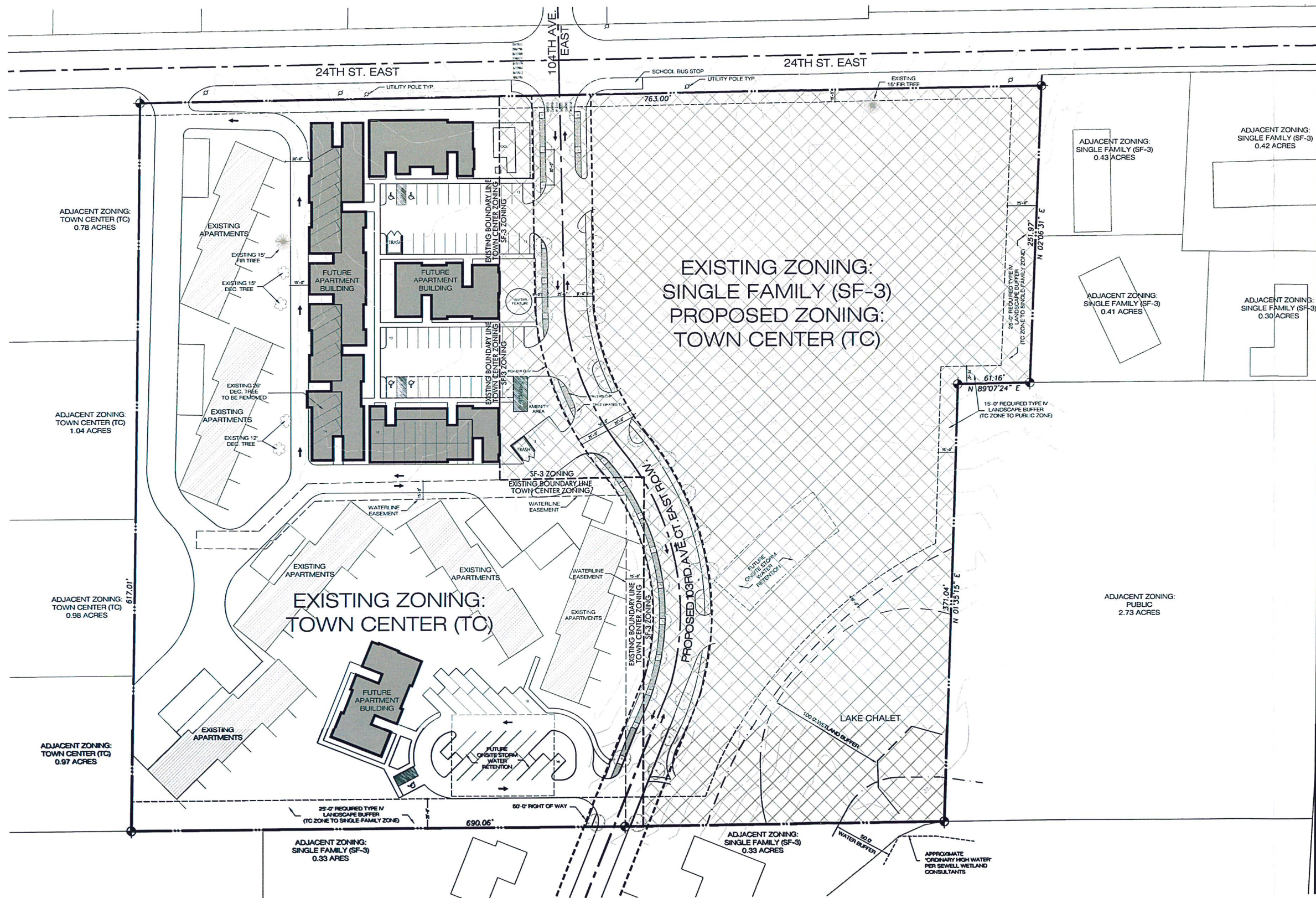
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE UNDER PENALTY OF PERJURY BY THE LAWS OF THE STATE OF WASHINGTON, AND I AM AUTHORIZED TO MAKE THIS APPLICATION AS THE AGENT OF THE PROPERTY OWNER.

Signature: 

Date: 12/24/17

Print Name: George Webb

Phone: 1-206-923-8940



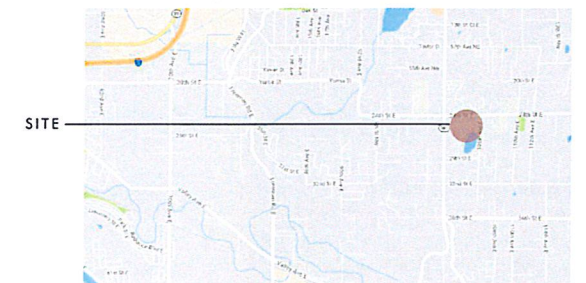
ENLARGED SITE PLAN
40' NORTH

SITE DATA

APN:	042 01 07 031 042 01 07 030
JURISDICTION:	EDGEWOOD
EXISTING ZONING:	TOWN CENTER (TC) & SINGLE FAMILY (SF-3)
LAND USE (PROPOSED):	TOWN CENTER (TC)
LOT SIZE:	AREA 10.2 ACRES
ACREAGE	444,312 SF
SQUARE FOOTAGE	

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City of Edgewood
17-1550

ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.



VICINITY MAP NTS NORTH

LAKE CHALET MIXED RESIDENTIAL DEVELOPMENT EDGEWOOD, WA

COMP PLAN AMENDMENT

DATE: 12.29.2017 SHEET: 1 OF 1 SH PROJECT NO.: 170076

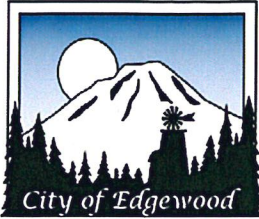


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DEC 27 2017

City of Edgewood

ENVIRONMENTAL CHECKLIST



Department of Community Development

2224 104th Ave E
Edgewood, WA 98372
253-952-3299

FILE NUMBER: 17-1550

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

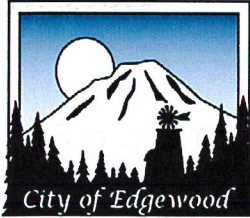
Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

ENVIRONMENTAL CHECKLIST

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Department of Community Development

2224 104th Ave E
Edgewood, WA 98372
253-952-3299

FILE NUMBER: _____

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. Name of Project Lake Chalet Mixed Use Development		
2. NAME OF APPLICANT Project S22 LLC		
3. CONTACT PERSON Freeman Fong	PHONE 425-595-3456	EMAIL ffong@sh-architecture.com
ADDRESS (Street, City, State, Zip) 16771 NE 80th Street, Suite 110, Redmond, WA 98052		
4. DATE CHECKLIST PREPARED 12.11.17		
5. AGENCY REQUESTING CHECKLIST Edgewood Planning		

6. Proposed timing or schedule (including phasing, if applicable)

1. Submit Comprehensive Plan Amendment prior to 12.31.17 - to change existing zone from SF-3 to TC.
2. Following approval of the above - submit Design Review/ Site development application 01.01.19
3. Begin Construction following design review/ completion of Construction Documents. 04.01.19

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

No

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

1. Stormwater Detention/ infiltration Plan.
2. Tree Preservation Plan
3. Wetlands Analysis Report

ENVIRONMENTAL CHECKLIST

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

no

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

Do not know

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

The project is composed of 106 apartment units in 3, 4-story buildings with 37 free-standing cottages on a 10.2 acre site. A change of the existing land use from SF-3 to TC - approximately 4.5 acres is being requested.

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

Major cross streets are Meridian Ave. E. and 24th St. E. The property is located east of Lake Chalet Park Apartments along 24th St E. Lake Chalet is adjacent to the property along the SE property line.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

hilly-slopes towards lake chalet

b. What is the steepest slope on the site (approximate percent slope)?

23%

ENVIRONMENTAL CHECKLIST

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c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

not known

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

no

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

not known

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

yes. during construction, some erosion may occur.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

42%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Straw erosion blankets and wattles will be employed as needed to prevent erosion and stabilize slopes during construction.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

only standard residential emissions

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

no

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

none

ENVIRONMENTAL CHECKLIST

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3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. Lake - Lake Chalet

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. The residential buildings are 168'-0" from the edge of the water. This is outside the required 150'-0" water and wetland buffer zone. A community park with sidewalks and benches will be incorporated into the 100'-0" wetland buffer zone.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

na

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

no

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

not known

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

no

b. Ground:

ENVIRONMENTAL CHECKLIST

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1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

no.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

na

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from roads, parking, and building roofs. On-site storm water detention is planned to mitigate this.

2) Could waste materials enter ground or surface waters? If so, generally describe.

no

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Yes. The placement of buildings and parking lots will change the sites drainage pattern.

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

2 on-site stormwater retention systems will be installed to decrease runoff

4. Plants

a. Check the types of vegetation found on the site:



Deciduous tree: Alder, maple, aspen, other

ENVIRONMENTAL CHECKLIST

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- ☒ Evergreen tree: Fir, cedar, pine, other
- ☒ Shrubs
- ☒ Grass
- ☐ Pasture
- ☐ Crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- ☐ Water plants: Water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
not known

c. List threatened and endangered species known to be on or near the site.
not known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Landscaping planned will incorporate native vegetation and climate appropriate trees and shrubs in addition to preserving existing mature trees.

e. List all noxious weeds and invasive species known to be on or near the site.
not known

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:
not known

Mammals: Deer, bear, elk, beaver, other:
not known

Fish: Bass, salmon, trout, herring, shellfish, other:
not known

ENVIRONMENTAL CHECKLIST

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b. List any threatened and endangered species known to be on or near the site.

not known

c. Is the site part of a migration route? If so, explain.

not known

d. Proposed measures to preserve or enhance wildlife, if any:

wetland buffer will be preserved along with some of the larger tree specimens on site.

e. List any invasive animal species known to be on or near the site.

not known

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric Heating, Cooling,
Natural Gas. Water Heater, Cooking, Dryer

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

no.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy efficient appliances and mechanical systems are being considered

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

not known

ENVIRONMENTAL CHECKLIST

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1) Describe any known or possible contamination at the site from present or past uses.

do not know

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

not known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

short-term diesel fumes from construction equipment

4) Describe special emergency services that might be required.

none

5) Proposed measures to reduce or control environmental health hazards, if any:

none

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

none

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

long-term increased traffic, short-term construction activity noise (6 am-5 pm)

3) Proposed measures to reduce or control noise impacts, if any:

none

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

3.8 acres is the existing Lake Chalet apartment complex. The remainder of the site is undeveloped. The existing land use is SF-3 and TC. The proposed land use is TC. No adjacent land uses will be affected.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

no

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

no

c. Describe any structures on the site.

There are 6, 2-story apartment buildings currently on site.

d. Will any structures be demolished? If so, what?

no, they will remain.

e. What is the current zoning classification of the site?

TC and SF-3

ENVIRONMENTAL CHECKLIST

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f. What is the current comprehensive plan designation of the site?

SF-3

g. If applicable, what is the current shoreline master program designation of the site?

not known

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

not known

i. Approximately how many people would reside or work in the completed project?

Approximately 530 people.

j. Approximately how many people would the completed project displace?

none

k. Proposed measures to avoid or reduce displacement impacts, if any:

na

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

With the exception of the land use change, the project intends to comply with the Comprehensive plan and City of Edgewood Municipal Code

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

na

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

106 apartment units (one and two bedrooms) . 37 cottages (3 bedrooms). middle income housing

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

na

c. Proposed measures to reduce or control housing impacts, if any:

none

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Apartment building: 55'-0"

Cottages: 28'-0"

Principal materials: Fiber Cement siding

b. What views in the immediate vicinity would be altered or obstructed?

No adjacent property views will be obstructed. Neighboring home views will be looking at the new cottages instead of the unimproved, vegetated lot.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Required setbacks and landscape buffers along adjacent residential lots to be implemented.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

no uncontrolled light glare proposed other than required street and parking lot lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

no

c. What existing offsite sources of light or glare may affect your proposal?

none

d. Proposed measures to reduce or control light and glare impacts, if any:

none

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Edgewood Community Park, Edgemont Junior High Track,

b. Would the proposed project displace any existing recreational uses? If so, describe.

no

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

na

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

no

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near

ENVIRONMENTAL CHECKLIST

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the site? Please list any professional studies conducted at the site to identify such resources.

no

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

none

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

none

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

24th Street E runs along the North side of site. 103rd Ave Ct. E will be extended across the site and connect to 104th Ave. E.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

School bus stop proposed along 24th street E along the North side of the site. Existing city bus stop located at intersection of 24th and Meridian Ave.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

Additional 224 parking stalls. No existing parking will be eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes. 103rd Ave Court E will be extended across the site. Crosswalk will be installed across 24th St. East at the intersection of 24th St. East and 103rd Ave Court E.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Project is located near Lake Chalet. No rail or air transportation is in the vicinity

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate

ENVIRONMENTAL CHECKLIST

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when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

not known

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

no

h. Proposed measures to reduce or control transportation impacts, if any:

Traffic study will be conducted

15. Public services

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, there will be an increase in density/ development requiring access to the above mentioned public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Provide a safe and well lit site for security and tenant safety. Fire Protection as required by code. School bus stop and crosswalk for safety.

16. Utilities

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, Natural Gas, Water, Refuse Service, Telephone exists on part of the site

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity. Provided by:

Natural Gas Provided by:

Water Provided by:

Refuse Provided by:

Telephone provided by:

ENVIRONMENTAL CHECKLIST

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C. SIGNATURE

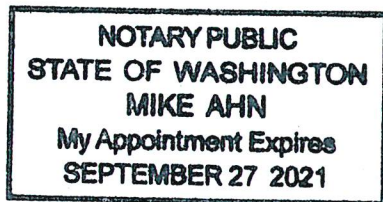
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

I, Freeman Fong being duly sworn, declare that I am the contract purchaser, agent or owner of the property involved in this application, and under penalty of perjury by the laws of the state of Washington certify, that the foregoing statements and answers herein contained and the information herewith submitted are true and correct to the best of my knowledge and belief.

Dated : 12/27/17

Signature : [Signature]

Subscribed and sworn to before me this 27th day of Dec, 2017.



[Signature]
Notary Public in and for the State of Washington

Residing at Leppan, WA

Commission Expires 9/27/21

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

ENVIRONMENTAL CHECKLIST

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

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

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

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

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

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

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

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

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

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

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

Credits

Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), S 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and RCW 43.21C.100 [43.21C.170]. WSR 14-09-026, (Order 13-01), S 197-11-960, filed 4/9/14, effective 5/10/14; Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), S 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), S 197-11-960, filed 2/10/84, effective 4/4/84.

Current with amendments adopted through the 17-13 Washington State Register dated, July 5, 2017.

WAC 197-11-960, WA ADC 197-11-960

End of Document

HOW PROPOSED AMENDMENT AND ASSOCIATED DEVELOPMENT PROPOSAL
CONFORM TO, CONFLICT WITH, OR RELATE TO THE CRITERIA SET FORTH IN EMC

18.60.220

18.60.220 The planning commission shall review the proposed amendments to the comprehensive plan and development regulations under the following criteria to develop findings and conclusions to support a recommendation:

A. All Amendments. All of the comprehensive plan amendments shall be reviewed under the following criteria:

1. Whether the proposed amendment(s) conform to the Growth Management Act (Chapter [36.70A RCW](#));

The change from SF-3 to TC conforms to the Growth Management Act. For example, the proposed development will encourage urban growth in a consolidated manner, developing inner center (urban infill) and reduce sprawl. Because the development is in the urban area, people will also have access to multimodal transportation systems. This meets the Growth Management Act in providing design and layout that shape the City into more livable and healthy spaces.

We are able to provide open space, trails and bikeways within the development. Even with the buffer zone for the environmental critical area adjacent Lake Chalet, we will be able to create a mini-park with walkways, seating and view to the lake. This also meets with the Growth Management Act in its planning goal to retain open space, enhance recreational opportunities, and develop parks and recreation facilities.

2. Whether the proposed amendment(s) are consistent with and implement the city's comprehensive plan, including the goals, policies and implementation strategies of the various elements of the plan;

The proposed amendment will maintain the small-town character, ambiance and charm of the City of Edgewood as per the Comprehensive Plan. We're doing this by maintaining the buffer from Lake Chalet and using it as a mini-park. We are also providing additional open space, trails and bikeways throughout the new community. The proposed amendment is an urban infill that also capitalizes the opportunities offered by the proposed TC zone development – commercial amenities, open space and outdoor activities – and encourages the Comprehensive Plan's general goal of increased commercial use. Our proposal concentrates the growth of multi-family housing within the City Urban Center that is zoned for TC and protects future growth from sprawling into the SF-3 and SF-2 zones. Portions of our site is already zoned TC.

3. Whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan;

The population actually decreased from 2011 to 2012, which is commonly attributed to the recession. The current zoning policies are based on the drop in population. However, the recent population growth in the City of Edgewood may affect future zoning policies. There are large multi-family developments being built to both west

and north of the Lake Chalet Development to serve the growing population in the City of Edgewood. Our proposal to increase the density from SF-3 to TC will only serve the growing population, where there is already high density, as well as sustaining the small-town character, ambiance and charm in the surrounding City of Edgewood in accordance with the comprehensive plan, as mentioned before.

4. Whether the assumptions upon which the city's comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the city's comprehensive plan; and

See question A2.

5. Whether the proposed amendment(s) reflects current, widely held values of the residents of the city.

The proposed amendment from SF-3 to TC reflects the values of the residents. There appears to be a demand for multi-family housing due to the number of these building types being constructed in the central core of the City. Portions of the parcel is already zoned TC and it is the natural place to increase density. So there it is a natural to make the rest of the parcel TC with little impact to the City. It concentrates the higher density where it should.

- B. Amendments for Site-Specific Proposals. In addition to the above, any proposal for a site-specific development or amendment shall be reviewed under the following criteria:

1. Whether the proposed site-specific amendment(s) meets concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services (e.g., police, fire and emergency medical services, parks, fire flow and general governmental services);

The proposed amendment from SF-3 to TC will meet concurrency requirements for transportation and does not adversely affect any other public facilities and services. A concern might be overtaxing public services such as fire and emergency medical services by creating more density. We don't adversely affect this because the overall density in the Lake Chalet Development will not exceed the maximum density allowed on the development.

2. Any proposed site-specific amendment(s) will not result in probable significant adverse impacts to the city's transportation network, capital facilities, utilities, parks and environmental features that cannot be mitigated, and will not place uncompensated burdens upon existing or planned service capabilities;

Our initial design proposal has confirmed that there will be no adverse impacts to the city's transportation network, capital facilities, utilities and parks because the project does not require more facilities than it did in its original zoning. We even are able to provide open space, buffer from Lake Chalet (while utilizing the buffer as a park with trails, seating and other amenities), trails and bikeways; furthering such things as the transportation network, capital facilities, utilities, parks and environmental features.

3. In the case of a site-specific amendment(s) to the comprehensive plan's land use map, that the subject parcels are physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to, the following: (a) access; (b) provision of utilities; and (c) compatibility with existing and planned surrounding land uses;

The Lake Chalet Development will provide a new north to south road, 103rd Avenue East, which will run north-south through the property, in compliance with Ordinance No. 07-0279, implemented on February 6, 2007, will provide access for the development. Utilities will be provided from 24th Avenue S on the north. The amendment will have minimal impact on the SF-3 community surrounding the Lake Chalet Development on the east and south. The area north of the 24th Avenue S has been rezoned for the new City of Edgewood City Hall. To the east of the City Hall, the property is zoned SF-3 but 24th Avenue S provides a natural buffer to the Lake Chalet Development. The requested amendment area with a rezoning of TC will provide higher, more compatible, density to the City Hall than would the current SF-3. Our amendment will not have an adverse impact on the area.

4. The proposed site-specific amendment(s) will not create pressure to change the land use designation of other properties, unless the change of land use designation for other properties is in the long-term best interests of the city as a whole;

We do not anticipate the change from SF-3 to TC on the east portion of the Lake Chalet Development will create pressure on the City of Edgewood to change land use designations on adjacent properties. The TC zone to the west of the property wouldn't prefer to downzone to an MR-2. On the southeast portion, adjacent the Lake Chalet Development is public property. This property is complimented, rather than pressured to change by the development. All the properties to the south of the Lake Chalet Development are single-family lots that have already been developed with newly built homes. It isn't anticipated that these properties would want to rezone due to the infeasibility. On the northeast of the Lake Chalet Development are small SF-3 properties that are owned by individuals. While we do not believe because of the size of the properties and the difficulty inherent in the property owners having to work together to request rezoning, but we also recognize that it may be in the City's best long-term interests to change the northeast portion of this development to MR-2 or even TC due to the increased traffic on 24th Avenue South initiated by the building of the City Hall and the Ordinance No. 07-0279 which encourages accessibility to the City's facilities and services. The properties east of the City Hall and across the street to the north of the Lake Chalet Development is zoned SF-3, but because it sits across 24th Avenue South, a busy street, we expect that street to create a natural barrier between higher density and single-family zones. Thus, it shouldn't create pressure to rezone to TC.

5. The proposed site-specific amendment(s) does not materially affect the land use and population growth projections that are the basis of the comprehensive plan;

The population growth projection and land use will only minimally change with the proposed site-specific amendment. It provides increased density to TC since it will be adjacent to a TC zone and is in the same block bordering Meridian. It does not materially affect the basis of the comprehensive plan; for example, the area will still mainly support housing, concentrates higher density in the center of the city and many

of the Comprehensive Plan's goals are being implemented otherwise. The rezoning will increase density without affecting existing pockets of existing SF-2 and SF-3 in the remainder of the City.

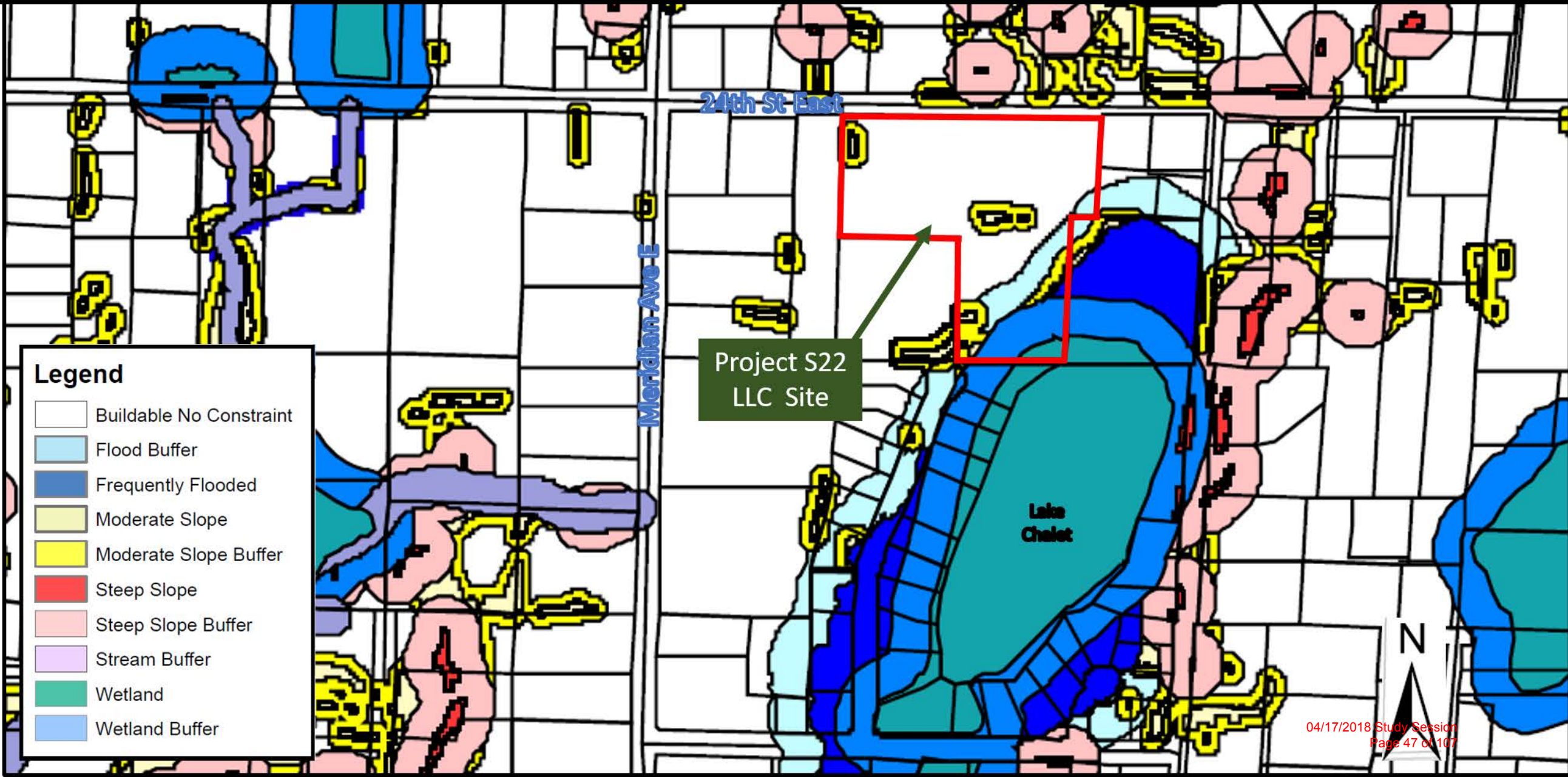
6. If within an incorporated urban growth area (UGA), the proposed site-specific amendment(s) does not materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA;

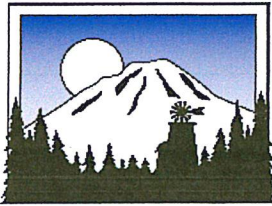
The adequacy or availability of urban facilities and services might be affected if amended density exceeded what's currently allowed on the property. But the Comprehensive Plan set forth already takes into account the possible density growth within the subject parcels, thus our site-specific amendment does not does not materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA. Our request to upzone to TC is in the urban growth area.

7. The proposed amendment(s) is consistent with any applicable county-wide policies for the city and any other applicable interjurisdictional policies or agreements, and any other local, state or federal laws. (Ord. 17-506 § 2).

The amendment, changing the zoning from SF-3 to TC, is consistent with all applicable county-wide policies for the city and any other applicable interjurisdictional policies or agreements, and any other local, state or federal laws. It is adjacent the urban growth area and other high-density developments.

PROJECT S22 LLC CRITICAL AREAS MAP





City of Edgewood

2224 104th Avenue East, Edgewood, WA 98372-1513
PH: (253) 952-3299 ♦ Fax: (253) 952-3537

FOR STAFF USE ONLY

Application Year: 2017
Application No.: 17-1549
Fee Required?: Yes X No

COMPREHENSIVE PLAN AMENDMENT APPLICATION

RECEIVED

DEC 27 2017

SUBMITTAL REQUIREMENTS

City of Edgewood

Complete this application, provide all supporting documents, and submit to the Department of Community Development. **Your proposal will be processed beginning in the month of January following this submittal.** A fact sheet is attached that explains the Comprehensive Plan Amendment Process.

Name: Uchida Farm LLC

Phone: (253) 848-6187

Address: 8819 Valley Ave. E., Edgewood, WA 98371

1. Does the amendment request(s) concern a specific property? YES ☒ NO ☐
2. Is this amendment request for a change in a land use designation? YES ☒ NO ☐
3. Are you the owner or authorized agent of the property? YES ☒ NO ☐
4. Provide a description or a map of the area that this application affects:
Please refer to attached Project Narrative including parcel map and Conceptual Site Plan.
5. Provide a reference to the section(s) of the Comprehensive Plan that you propose to amend, including the page – if applicable (i.e., Comp Plan, Page xx, Line xx). The applicant proposes to amend the
Official Future Land Use Map, adopted June 2015, Page 23.
6. Provide proposed amendatory language. Attach separate sheet(s) if necessary. Please refer to the
attached Project Narrative for specific Land Use Map amendment language.
7. Explain the reason(s) for this amendment proposal. To rezone the subject properties' plan designation from single-family
residential to industrial. Please refer to attached Project Narrative for details.
8. Please describe how your proposed amendment meets the following selection criteria. Use a separate sheet(s) if necessary: Please refer to responses in the attached Project Narrative.

-

Plan: Please refer to the attached Project Narrative for a detailed response.

Management Act: Please refer to the attached Project Narrative for a detailed response.

regulations: Please refer to the attached Project Narrative for a detailed response.

Please refer to the attached Project Narrative for a detailed response.

22 DEC 2017

Date

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE UNDER PENALTY OF PERJURY BY THE LAWS OF THE STATE OF WASHINGTON, AND I AM AUTHORIZED TO MAKE THIS APPLICATION AS THE AGENT OF THE PROPERTY OWNER.

Phone: _____

Project Title:

Uchida Logistics Center
Edgewood, WA

Client:

Job Number:

17-040

Issue Set and Date:

Preliminary Design
December 2017

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN REUSED ELECTRONICALLY IN
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PDC UNAUTHORIZED ALTERATION OF ANY OF THE
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Revisions:

Sheet Title:

CONCEPTUAL
SITE PLAN

Designed by: B. Ludwig

Drawn by: B. Ludwig

Checked by: G. Anderson

Sheet Number:

A0.1

1 of 1 Sheets

Project Information

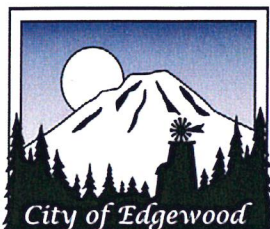
Gross Site Area = 66.11 Acres (2,880,120 SF)
Onsite Assumed Buffer Area = 17.77 Acres (774,390 SF)
Useable Development Area = 48.34 Acres (2,105,730 SF)

CONCEPTUAL SITE PLAN

Scale: 1"=0" = 120'



ENVIRONMENTAL CHECKLIST



Department of Community Development

2224 104th Ave E
Edgewood, WA 98372
253-952-3299

RECEIVED

DEC 27 2017 ²

City of Edgewood

FILE NUMBER: **17-1549**

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. Name of Project Uchida Farm LLC		
2. NAME OF APPLICANT Minoru (Buddy) Uchida		
3. CONTACT PERSON Joel Howitt, Project Planner	PHONE (425) 251-6222	EMAIL jhowitt@barghausen.com
ADDRESS (Street, City, State, Zip) 18215 72nd Avenue S, Kent WA 98032		
4. DATE CHECKLIST PREPARED December 23, 2017		
5. AGENCY REQUESTING CHECKLIST City of Edgewood, WA		

6. Proposed timing or schedule (including phasing, if applicable)

Not applicable at this time; the schedule and/or phasing of future development activity will be determined at a later date, based on project-specific needs and City of Edgewood approval process and code requirements. Any examples of proposed development included with this submittal are preliminary conceptual plans.

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

Future development plans will focus on the construction of site-specific industrial buildings and structures; each project will require site-specific approvals by the City of Edgewood - including any necessary environmental review. Any examples of proposed development included with this submittal are preliminary conceptual plans.

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

Future site-specific development plans will require environmental review of proposed construction plans; examining each project's unique characteristics and impacts on the immediate environment. Any examples of proposed development included with this submittal are preliminary conceptual plans.

ENVIRONMENTAL CHECKLIST

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

Given the site's current residential zoning (SF-3) and the Applicant's desire to rezone the subject property to Industrial in order to achieve greater utility and the highest and best use of the land, an application has been submitted to the City of Edgewood seeking a comprehensive plan/map amendment, enabling the rezoning of the property.

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

In addition to the comprehensive plan/map amendment (a process which includes this checklist), future development of the property may require project/site-specific entitlements and additional environmental review. As development proceeds, construction permits will also be required.

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

Simply stated, the Applicant seeks approval of a comprehensive plan/map amendment to allow for the rezoning of the undeveloped Uchida Farm LLC property (68.51 acres) from SF-3 Residential to Industrial. One developed parcel (1.95 acres) is included in an effort to address issues of non-conformity and to reinforce the overall industrial character inherent in this proposal. The Uchida Farm LLC site is currently used as farmland, but if approved, this amendment will allow for the site to be developed with uses drawn from a wide range of assembly, manufacturing and warehousing uses.

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

The subject property is addressed as 8819 Valley Avenue East, Edgewood WA 98371-2535. The site contains multiple parcels, including, but not limited to, APN 2009364000 and APN 0420163054; a boundary map has been included with this submittal, identifying said parcels and the extent of the proposed amendment. For the purposes of this application, a basic legal description is as follows: Section 16, Township 20, Range 04, Quarter 32

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

The site is essentially flat; the slopes found onsite are associated with the Wapato and Simons Creek watersheds.

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope data awaits a comprehensive survey of the property. However, the Applicant projects minimal sloping (approximately 3%-5% along the banks of both Wapato Creek and Simons Creek watercourses. The vast majority of the site is flat.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

A geotechnical report would be necessary to identify specific soil types; however the surface soils are what is generally considered to be agricultural soils typically found in the Pacific Northwest. Past agricultural use supported pasture (through 1976) and farming uses.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

To the best of the Applicant's knowledge, there is no history or evidence of soil instability.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable; given the purpose of this application and checklist. Specific data will be generated only through future development processes associated with construction plans; plans submitted with this submittal are conceptual in nature.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

While minimal erosion/sedimentation is typically associated with development activity, the Applicant believes there is no risk of significant erosion due to the implementation of best management practices - to be evaluated through the City of Edgewood's permit process.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No reliable estimate is available at this time, but future development of industrial buildings and related improvements would realize a large amount of impervious surface; mitigated in part by extensive perimeter landscaping and interior landscaping in parking areas.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion and sedimentation control will be implemented in accordance with best management practices, identified when the project reaches the construction phase.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Any evaluation of air quality is premature, but no long-term adverse impacts are anticipated and necessary measures will be implemented to minimize impacts related to construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

To the best of the Applicant's knowledge, there are no off-site sources of emissions or odors which would affect future development of the property.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Aside from a commitment to implement best management practices for each phase of the project, no additional measures are known to be needed at this time.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Two year-round streams are located onsite; Wapato Creek and Simons Creek which converges with Wapato Creek in the northwest corner of the property. Wapato Creek drains into Commencement Bay.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Without knowing any future development plans, the extent of any construction activity and its proximity to the creeks cannot be determined.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No reliable estimate is available at this time, but future development of industrial buildings and related improvements would likely realize extensive grading and probable excavation for foundations; generating cut/fill data which would be evaluated on a project basis. The Applicant will insist on the use of fill material only from approved sites.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

To the best of the Applicant's knowledge at this time, no surface water withdrawals or diversions will be required. This topic would be evaluated on a project basis with withdrawals and diversions subject to jurisdictional approval once construction plans are submitted at a later date.

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

A review of FEMA's FIRM Panel No. 53053C0333E (effective 3/7/17) indicates portions of floodway associated with Wapato and Simons Creeks, but the majority of the site is classified with a low risk of flooding, roughly evenly divided between Zones AE and X

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable; any project construction would be subject to evaluation of waste material discharge. However, to the best of the Applicant's knowledge, the types of industrial uses sought for the project would not typically generate waste discharge to surface waters.

b. Ground:

ENVIRONMENTAL CHECKLIST

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1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable at this time; to the best of the Applicant's knowledge, no groundwater will be withdrawn based on the intent to connect with existing municipal systems whenever possible. Excavation may encounter perched groundwater; requiring dewatering.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No determination can be made at this time.

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No determination can be made at this time. Stormwater control, including flow control and water quality measures, along with detention requirements, will be enforced by the City of Edgewood through the development review process on a project basis.

2) Could waste materials enter ground or surface waters? If so, generally describe.

While generally unlikely, technically there is a minute possibility of surface runoff acting to convey unspent hydrocarbons and/or other surface contaminants from paved surfaces into either ground or surface water.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No determination can be made at this time; plans submitted are conceptual and only intended for preliminary discussions.

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

No determination of need can be made at this time; thus mitigation measures cannot be accurately identified. Stormwater control, including flow control and water quality measures, along with detention requirements, will be enforced by the City of Edgewood through the development review process on a project basis.

4. Plants

a. Check the types of vegetation found on the site:



Deciduous tree: Alder, maple, aspen, other

ENVIRONMENTAL CHECKLIST

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- ☒ Evergreen tree: Fir, cedar, pine, other
- ☒ Shrubs
- ☒ Grass
- ☒ Pasture
- ☒ Crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- ☒ Water plants: Water lily, eelgrass, milfoil, other
- ☒ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

No determination can be made at this time. The removal/retention of vegetation will be reviewed by the City of Edgewood through the development review process on a project basis.

c. List threatened and endangered species known to be on or near the site.

To the best of the Applicant's knowledge, there are no threatened or endangered species located on or near the subject property.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The extent of onsite landscaping, including irrigation, will be determined on a project basis, with the City of Edgewood likely requiring complete landscape and irrigation plans for review.

e. List all noxious weeds and invasive species known to be on or near the site.

No determination can be made at this time.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:

A wide variety of birds can be observed on the subject property, at any given time.

Mammals: Deer, bear, elk, beaver, other:

The presence of mammals onsite likely varies by season and is unknown at this time.

Fish: Bass, salmon, trout, herring, shellfish, other:

Species found in Wapato and Simons Creeks is unknown at this time.

- b. List any threatened and endangered species known to be on or near the site.

To the best of the Applicant's knowledge, there are no threatened or endangered species located on or near the subject property.

- c. Is the site part of a migration route? If so, explain.

The property lies within the Pacific Flyway; a heavily traveled route for numerous species of migratory birds and waterfowl.

- d. Proposed measures to preserve or enhance wildlife, if any:

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits the preparation of actual development plans.

- e. List any invasive animal species known to be on or near the site.

To the best of the Applicant's knowledge, there are no invasive species located on or near the subject property.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not determined at this time; however it is anticipated all typical public utilities will be available.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not determined at this time; but highly unlikely.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not determined at this time; however the City of Edgewood will certainly require new projects to be fully compliant with the applicable provisions of the Washington State Energy Code.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not determined at this time; future development activity will be reviewed to identify any environmental hazards and appropriate mitigation.

1) Describe any known or possible contamination at the site from present or past uses.

To the best of the Applicant's knowledge, there is no known contamination from present or past uses on the subject property.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable.

4) Describe special emergency services that might be required.

The Applicant does not anticipate any increased demand on special or emergency services provided by any jurisdiction.

5) Proposed measures to reduce or control environmental health hazards, if any:

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits firm development plans.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Minimal noise levels may originate from vehicular traffic on adjacent public rights-of-way.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

To be determined at a later date, based on actual uses located onsite. Short-term construction noise (typically between 57-89 DBA) can be anticipated during construction.

3) Proposed measures to reduce or control noise impacts, if any:

To be determined at a later date.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the subject property is farmland, with annual agricultural activity. The proposed amendment and rezoning to industrial is not projected to impact nearby uses - many of which are industrial properties (SW of Valley Avenue).

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The level of agricultural activity onsite has been relatively consistent in recent years; leading to a minimal impact of commercial significance for the property. Pending final development plans for site-specific industrial uses, the Applicant is proposing to convert the primary Uchida Farm LLC property (+/- 66.55 acres) to industrial uses and related improvements.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

Nineteen (19) structures are existing onsite; four (4) residential structures, and associated with farming/commercial activity, ten (10) accessory structures (barns, sheds, etc.), three (3) maintenance structures, and two (2) smaller office buildings.

d. Will any structures be demolished? If so, what?

While specific development plans are not available at this time, the Applicant projects all of the structures located onsite will be demolished as development activity proceeds.

e. What is the current zoning classification of the site?

The property is currently zoned SF-3, Moderate Residential; a single-family classification intended to provide for a maximum of three (3) dwelling units per acre.

f. What is the current comprehensive plan designation of the site?

Moderate Single-Family Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

To the best of the Applicant's knowledge, no critical areas have been identified onsite.

i. Approximately how many people would reside or work in the completed project?

To be determined at a later date; pending site-specific development of industrial uses. However, a change of use will undoubtedly generate significant job growth - possibly leading to additional growth benefits for the City of Edgewood in population and economic development.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits firm development plans.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The amendment process will stipulate the degree of compatibility to be realized by the Applicant's proposal.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits firm development plans.



9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

There is no residential component associated with this project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Four (4) units would likely be eliminated; income-levels are undetermined at this time.

c. Proposed measures to reduce or control housing impacts, if any:

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits the preparation of actual development plans.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

To be determined at a later date.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits the preparation of actual development plans.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

To be determined at a later date; however, the use of perimeter landscaping is likely to greatly minimize any glare or spillover onto adjacent properties.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing offsite sources of light or glare may affect your proposal?

Headlights from vehicular traffic on adjacent rights-of-way, but perimeter landscaping is also projected to minimize incoming glare.

- d. Proposed measures to reduce or control light and glare impacts, if any:

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits the preparation of actual development plans.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None have been identified.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

None.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits the preparation of actual development plans.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near

the site? Please list any professional studies conducted at the site to identify such resources.

To the best of the Applicant's knowledge, there are no cultural or historic resources to be found onsite. Future development activity may likely be conditioned through a cultural resources analysis and/or construction protocols in the event resources are discovered.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable at this time; such research and methodology is deferred until future development plans are available for consideration and review.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits the preparation of actual development plans. The Applicant will commit to working with all jurisdictions to identify and mitigate cultural resources in conjunction with future permitting approvals.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

The main access would be provided from Valley Avenue, with secondary access from 90th Avenue and 40th Street.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Public transit does not serve the site; the nearest transit service is approximately two (2) miles away; to the west, W 70th Avenue, or to the east, Meridian and Valley Avenue.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

To be determined at a later date.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

To be determined at a later date.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate

when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

To be accurately determined at a later date, once specific projects/uses are identified. The City of Edgewood's Concurrency Reservation process will provide a preliminary indication of traffic impacts on adjacent public rights-of-way.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits the preparation of actual development plans - revealing specific impacts associated with specific uses.

15. Public services

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No increase in the demand for public services is projected to result from the Applicant's proposal. Future increases are highly unlikely given the coverage currently provided to the area by the City of Edgewood.

b. Proposed measures to reduce or control direct impacts on public services, if any.

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits the preparation of actual development plans - revealing specific impacts associated with specific uses.

16. Utilities

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

All necessary public utilities are available to the subject property; capacity is presumed adequate, pending review of future industrial development activity.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not researched at this time. This level of detail on public utilities is typically addressed through site-specific development plans; a full utility plan is typically prepared for all development projects.

ENVIRONMENTAL CHECKLIST

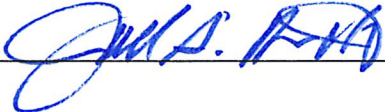
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C. SIGNATURE

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

I, JOEL A. HOWITT being duly sworn, declare that I am the contract purchaser, agent or owner of the property involved in this application, and under penalty of perjury by the laws of the state of Washington certify, that the foregoing statements and answers herein contained and the information herewith submitted are true and correct to the best of my knowledge and belief.

Dated : 11/26/17

Signature : 

Subscribed and sworn to before me this 26th day of December, 2017.



Nancy L. Scott
Notary Public in and for the State of Washington

Residing at Kent

Commission Expires 4/29/21

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

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

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

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

To the best of the Applicant's knowledge, any increases or impacts to water or air quality are projected to be either non-existent or minimal. Without specific development plans and uses, this response must be general in nature.

Proposed measures to avoid or reduce such increases are:

Any increases or issues identified by the appropriate jurisdiction as probable through plan review, will be addressed through specific mitigations agreed to and supported by the agencies involved. By necessity, that cannot be specified at this time, but it is important to note that the industrial uses targeted for this project - assembly, light manufacturing and warehousing - are not typical generators of the types of adverse impacts identified above.

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

To the best of the Applicant's knowledge, the only impacts will be associated with the loss of farmland and natural topography, and its replacement with impervious surfaces; a change supported by the need to utilize the property as an economic and employment generator.

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

Any impacts identified by the appropriate jurisdiction as probable, through plan review, will be addressed through specific mitigations agreed to and supported by the agencies involved. By necessity, measures cannot be specified at this time; the only "measure" to be implemented with certainty lies in the Applicant's commitment to support all best management practices applicable to the impact/issue.

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

To the best of the Applicant's knowledge, the proposed amendment will not have an adverse impact on either energy or natural resources, aside from a minimal loss of agricultural land.

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

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits the preparation of actual development plans - revealing specific impacts associated with specific uses.

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

To the best of the Applicant's knowledge, the proposed amendment will not have an adverse impact on any of these areas/issues. The farmland being adapted to industrial use is an agricultural resource; however, its replacement with industrial uses is projected to provide immeasurable ancillary benefits to the City of Edgewood and surrounding communities.

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

With no impacts identified or anticipated at this time, no mitigation measures are under consideration; future determination awaits the preparation of actual development plans - revealing specific impacts associated with specific uses.

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

To the extent practical, the watersheds of both Wapato Creek and Simons Creek will be integrated into proposed development activity. While specifics await actual development plans, the Applicant hopes to work with his engineering team and the City of Edgewood to preserve these watersheds and their surrounding environment - integrating them into future development.

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

Specifics to be determined at a later date, based on proposed development activity.

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

There may be increased traffic/trip generation as a result of probable job growth associated with this amendment/rezoning; specifics will depend on the location and nature of specific tenants. Edgewood staff will monitor this trip generation and identify impacts to levels of service.

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

To be determined at a later date.

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

To the best of the Applicant's knowledge, this proposal does not conflict with local, state or federal laws, codes or regulations for the protection of the environment. The Applicant is relying on plan review activity associated with future construction plans to identify any conflicts and provide context for necessary mitigation measures.

Credits

Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), S 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and RCW 43.21C.100 [43.21C.170]. WSR 14-09-026, (Order 13-01), S 197-11-960, filed 4/9/14, effective 5/10/14; Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), S 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), S 197-11-960, filed 2/10/84, effective 4/4/84.

Current with amendments adopted through the 17-13 Washington State Register dated, July 5, 2017.

WAC 197-11-960, WA ADC 197-11-960

End of Document

COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE CHANGE: PROJECT NARRATIVE AND EXHIBITS

8819 Valley Avenue East
Edgewood, Washington

Prepared for:
Uchida Farm LLC

January 2018
Submittal Date: December 27, 2017
Our Job No. 18957

RECEIVED

DEC 27 2017

City of Edgewood

17-1549



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**NARRATIVE, EXHIBITS and
PROJECT SUMMARY
8819 Valley Avenue East
Edgewood, Washington 98371-2535**

**In Support of an Application Requesting Approval of a
Comprehensive Plan Map Amendment
and
Zone Change**

**Proposed by
Uchida Farm LLC**

**Narrative Prepared by
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, Washington 98032**

Background

The owners of a number of adjacent parcels located within the City of Edgewood formed a limited liability corporation, Uchida Farm LLC, intending to develop approximately 68.51 acres (Figure 1) as an industrial site on their collective properties (as indicated by the conceptual plan for the Uchida Logistics Center (Figure 5)). This development will complement and support the City of Edgewood's recent efforts at economic development as the subject properties are located in the southwest corner of Edgewood; immediately adjacent to an existing diverse industrial area.

However, said properties have been previously designated for moderate density, single-family residential use under the provisions of the City of Edgewood's Official 2015 Comprehensive Plan. Achieving the Applicant's goal will require multiple approvals from the City of Edgewood; providing initially for the amending of the City's 2015 Comprehensive Plan Map, changing the collective designation of said properties from residential to industrial. As a result of this process, the subject properties would then be rezoned under the City of Edgewood Zoning Ordinance, from Residential (SF-3) to Industrial (I).

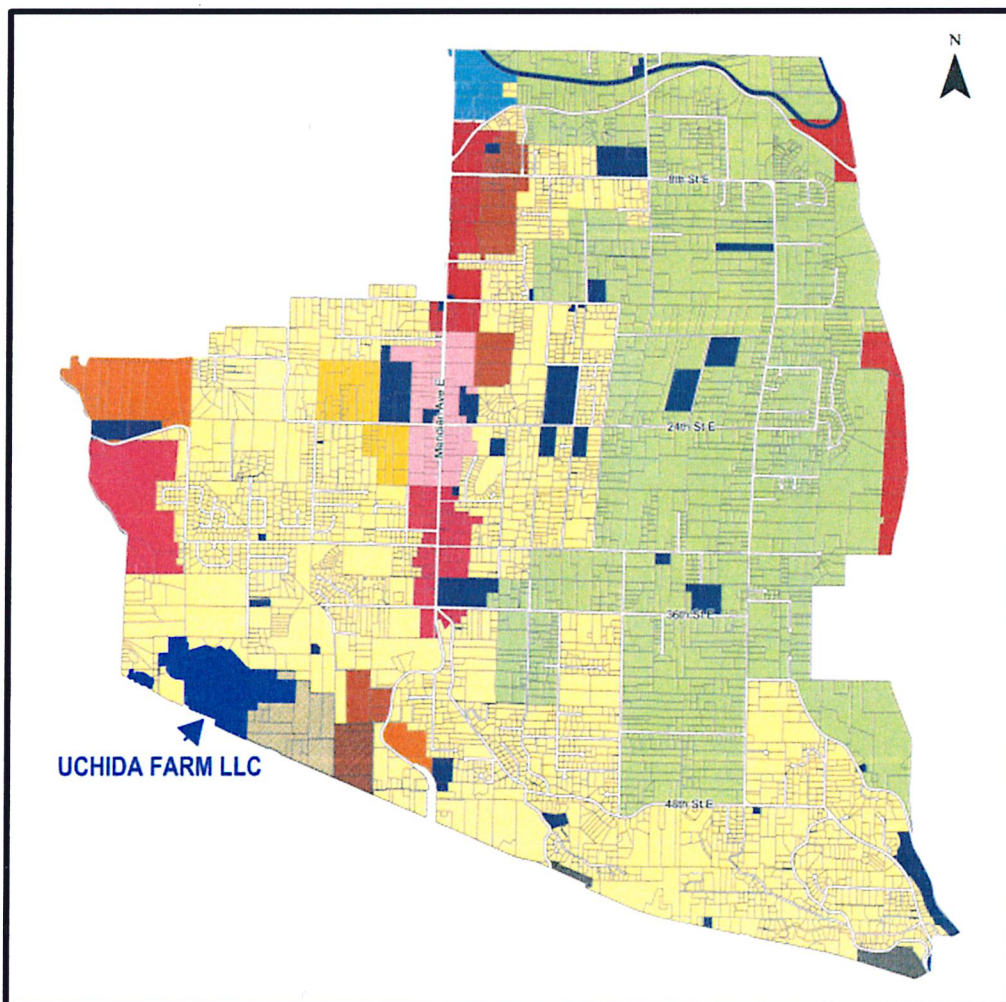


FIGURE 1

In preparing this application, the Applicant's design team focused on economic policy considerations which would need to be adequately addressed to the satisfaction of Edgewood, as well as a need for the preparation of a preliminary, conceptual site plan (Figure 5); providing a local and regional context for review of this application, as well as a degree of site-specific design to demonstrate the commitment of the Applicant to address physical constraints of the site.

The City of Edgewood is already well aware of the development potential of the area including the Uchida Logistics Center site; including all of the Uchida Farm LLC parcels within a Special Land Use Overlay Area. The Overlay Area is intended to focus the City's attention on economic development opportunities which could arise from specific changes to the City's Comprehensive Plan and related official maps – the Future Land Use Map and the Official Zoning Map; designating under-utilized moderate density residential property for industrial use.

The Applicant feels the benefits of such a change would likely be of regional and local consequence, with economies of scale attributed to larger projects – such as being proposed by the Uchida Logistics Center proposal, accelerating local job creation when compared to smaller scale industrial sites, and promoting a greater ripple effect throughout Edgewood's residential and retail sectors. Workers needing a place to live closer to their employer would help grow the local housing market, while bringing economic growth to Edgewood businesses; greater retail growth could also accelerate future retail development and expansion as the local trade area expands its resident and daytime populations; becoming more attractive to more retailers.

This type of economic growth is typically a priority of the comprehensive planning process; Edgewood follows this path, going a step further by seeking to limit industrial growth to those portions of the City where access to regional transportation access is readily available – a criteria the Uchida Farm LLC site clearly meets.

Subject Properties

For the purposes of this application, a single address (8819 Valley Avenue East) has been used; however there are twelve (12) separate tax parcels which comprise the proposed Uchida Farm LLC development:

Parcel Information Table – Uchida Farm LLC					
Parcel No.	Acreage	Square Footage	Zoning	Primary Use	Ownership
042016-3054	44.7	1,947,132	SF-3 Moderate Density Single-Family Residential	Farmland	Minoru Uchida
042016-3055					
042016-3702					
042016-3047					
042016-3026					
042016-3023					
042016-3052	2	82,764		Warehouse / Storage	Darth & Andrea Castan
042016-2700	11	469,577		Farmland	William Bennett, dba Reasonable Investments
042017-5004	5.1	220,849		Farmland	Gary & Linda Todd
042016-6003	3.1	134,601		Vacant / Undeveloped	Cathy V Canorro
042017-5005					
042017-4047	1.96	85,378		Commercial	Reuben Knoblauch, dba 8311 Ewood LLC

PROPERTIES of RECORD - COMPREHENSIVE PLAN AMENDMENT JANUARY 2018

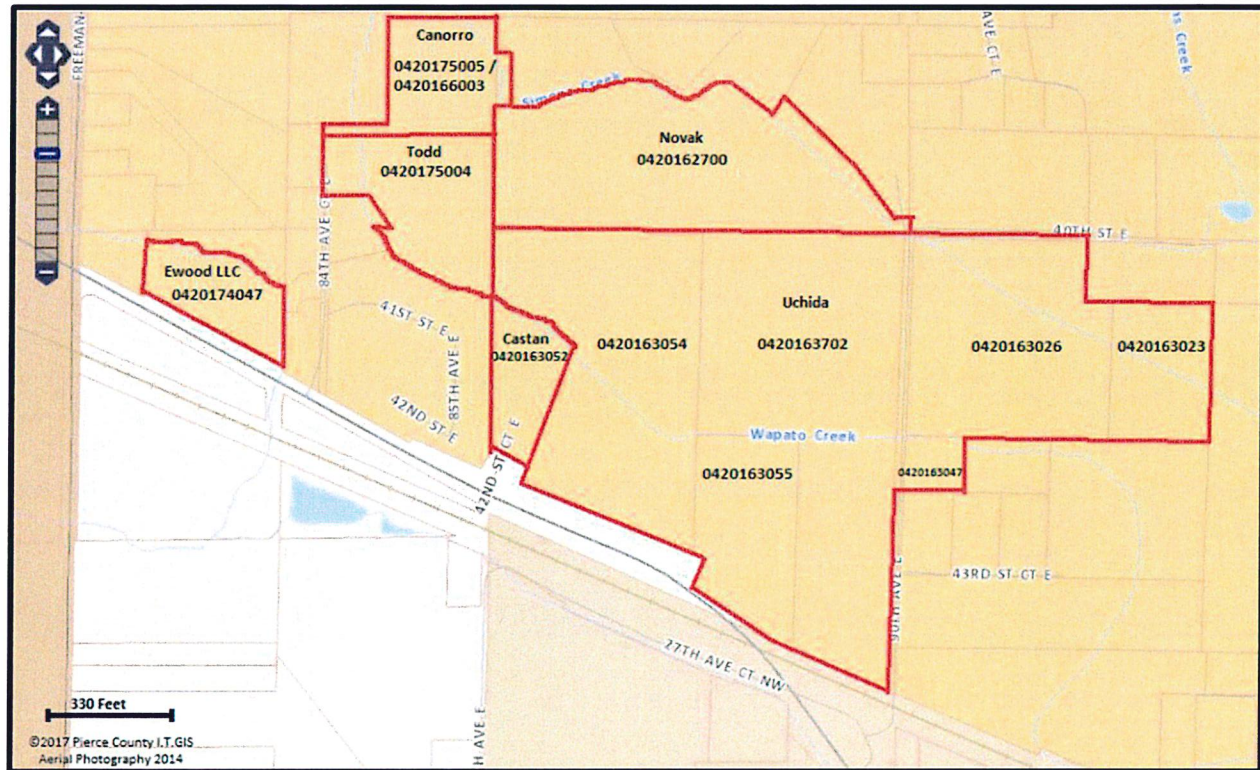


FIGURE 2

Applicant's Request

Uchida Farm LLC requests concurrent approval of a Comprehensive Plan Map Amendment (CPMA) to the 2015 Edgewood Comprehensive Plan, Future Land Use Map (June 16, 2015), and a rezoning or zone change to Industrial (I); affecting the properties identified above (Figure 2) and included in the Parcel Information Table. These properties are currently designated as Moderate-Density, Single-Family Residential, with zoning of SF-3 under the City of Edgewood Official Zoning Map (June 16, 2015).

Site and Vicinity

The subject properties are situated at the southwest corner of the City of Edgewood; immediately adjacent to a major arterial, Valley Avenue East, on the south, along with railroad tracks running parallel to Valley Avenue for the length of the Uchida Farm. The irregular boundaries of the site dictate a number of local collector streets serve the properties; including, but not limited to, 84th Avenue East and 90th Avenue East.

Portions of the subject properties include the watersheds of two small streams; Simons Creek, which runs through the northern portion of the site, and Wapato Creek, running through the southern portion.

Existing and Proposed Zoning and Plan Classification

The figures below provide side-by-side graphic representation of the proposed map amendment and the concurrent zoning change necessary to initiate the development process for the Uchida Logistics Center. Maps are shown representing current comprehensive plan map classifications and current zoning; drawn from the latest official maps. The Uchida Farm LLC properties are highlighted on each graphic.

Comprehensive Plan Map

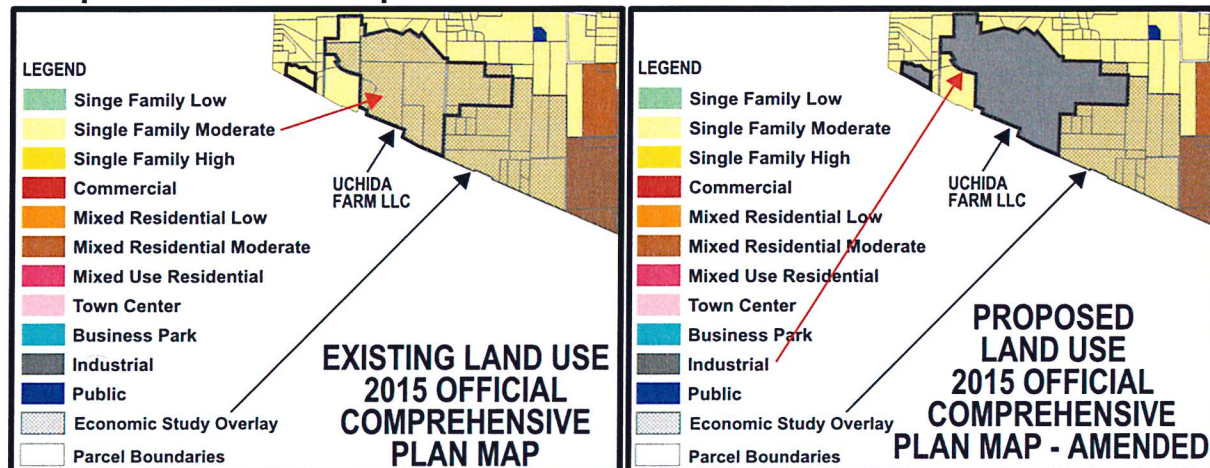


FIGURE 3

Zoning Map

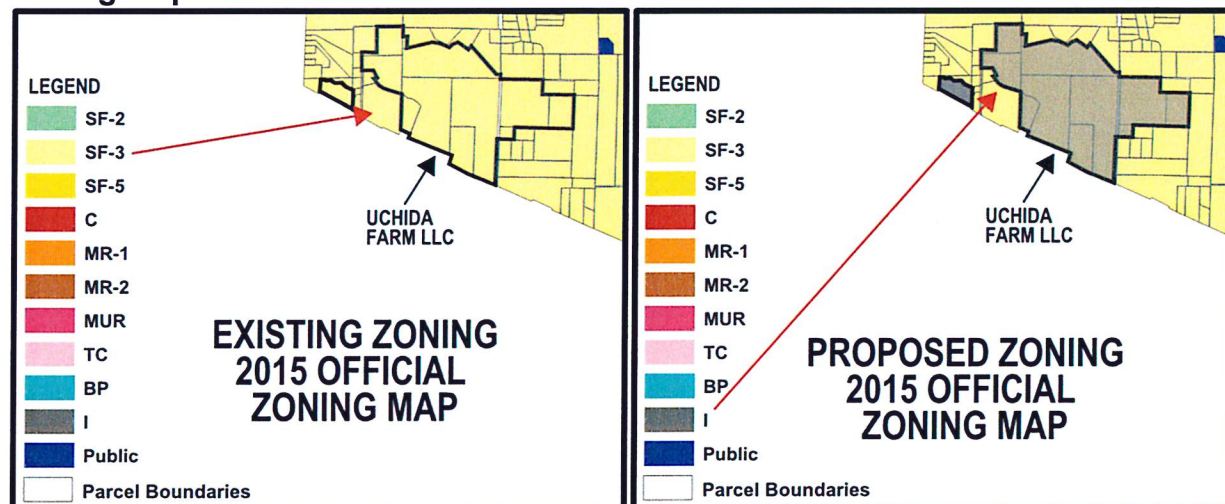


FIGURE 4

Approvals and Future Plans

The Applicant's design team has prepared a Preliminary Conceptual Site Plan; offering early insight into their development concept for the Uchida Logistics Center. By necessity at this stage, the plan is general in nature, providing a sample of larger scale industrial development with multiple structures scattered across the site. While final plans await the preparation of a boundary and topographical survey, this initial site plan assumes a useable development area of 48.34 acres; allowing nearly 18 acres of buffer area onsite (Figure 5). This plan presumes (subject to future plan review associated with development permitting) required landscaping, parking, creek buffers and provides ample opportunity for onsite stormwater facilities with eight (8) separate detention ponds providing a projected 918,000 cubic feet of detention capacity.

Our preliminary conceptual proposal calls for approximately 865,000 square feet of industrial space spread across seven (7) structures of various sizes divided into two distinct complexes, separated by the Wapato Creek watershed – North Uchida and South Uchida. North Uchida contains Buildings A, B, C and G – intended for larger scale industrial uses, while South Uchida would contain Buildings D, E and F – structures potentially attractive for smaller industrial tenants. Today's Class A Light Industrial Buildings typically have flexible designs, making the uniquely suitable for manufacturing and distribution tenants. Perimeter and interior landscaping would provide a green aesthetic for a number of internal access drives and parking areas; multiple loading docks and parking areas are strategically located to serve each building.

UCHIDA LOGISTICS CENTER Preliminary / Conceptual Site Plan

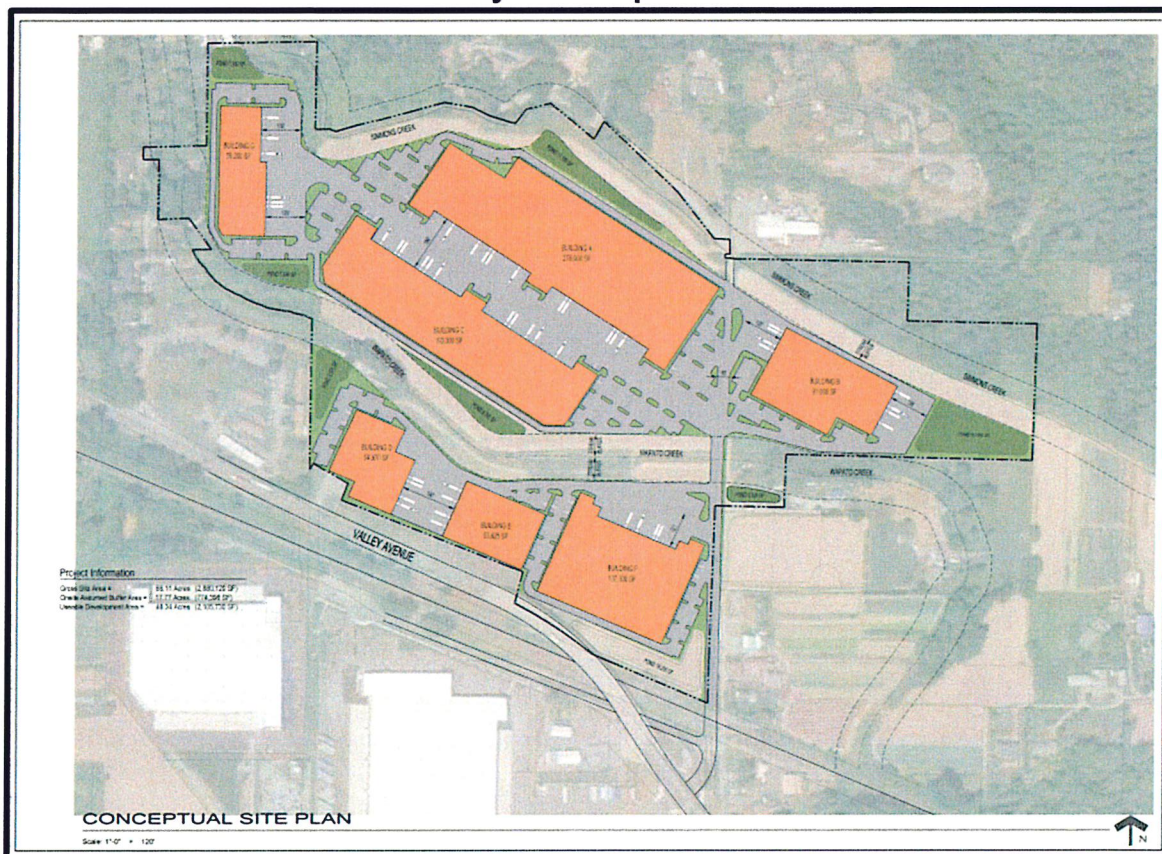


FIGURE 5

This conceptual site plan does not incorporate a twelfth parcel included as part of the Uchida Farm LLC application. This parcel (042017-4047) lies to the west of the main development area and is included as a means of addressing an existing non-conformity between the current use (commercial) and the existing zoning (single-family residential). The inclusion of this parcel not only acts to reinforce the current proposal, but will also assist in maximizing the industrial redevelopment potential of the entire southwest portion of Edgewood.

Clearly, the Applicant is striving to present an industrial development package which emphasizes flexibility by providing a number of structural options for varied scales of industrial logistics; promoting long-term economic growth for the City of Edgewood and the immediate vicinity in a responsible way which addresses known site constraints. The design team looks forward to working with Edgewood staff to fine-tune this proposal to realize even greater benefit for the community and the region.

The Application

The responses which follow not only address the specific questions posed by the City of Edgewood's Comprehensive Plan Map Amendment Application, but provide a bit of context as a means of enhancing understanding of the benefits envisioned by the Applicant, should the future of the Uchida Logistics Center be enabled through the approval of this application.

The Applicant believes this narrative will demonstrate overall consistency with the provisions of the City's Comprehensive Plan, as realized by the proposed future redevelopment of the Uchida Farm LLC properties. When viewed as a whole, the Applicant believes the conclusions contained herein will support approval of this application.

RESPONSES – COMPREHENSIVE PLAN AMENDMENT QUESTIONS				
#	Question/Requirement	Yes	No	Response
1	<i>Does the amendment request concern a specific property?</i>	X		The Applicant's ownership group (Uchida Farm LLC) consists of multiple property owners and twelve (12) separate properties. Please refer to the Parcel Information Table and Figure 2 for specific details about individual properties.
2	<i>Is this amendment request for a change in a land use designation?</i>	X		This proposal seeks a change in the land use designation for the subject properties, as specified in the Comprehensive Plan Map; amending the Map, changing from Moderate-Density, Single-Family Residential, to Industrial for all properties.
3	<i>Are you the owner(s) or authorized agents of the property?</i>	X		This application is being filed under the collective name of the Uchida Farm LLC with signatories representing the owners and/or agents of all subject properties comprising the Uchida Farm LLC.
4	<i>Provide a description or map of the area that this application affects:</i>	X		There are several maps and/or exhibits provided in this submittal which clearly identify the subject properties affected by this application and locates the Uchida Farm LLC within the City of Edgewood's boundaries. Figures 1 and 2 identify general location and parcel-specific information.
5	<i>Provide a reference to the section(s) of the Comprehensive Plan that you propose to amend, including the page – if applicable.</i>	X		The Applicant proposes to amend the Official Future Land Use Map, as adopted in June 2015: Comp Plan, Page 23, Future Land Use Map The Applicant also seeks to concurrently amend the City's Official Zoning Map, as adopted in June 2015; with changes in zoning district designation reflecting the proposed Comprehensive Plan Map Amendment.
6	<i>Provide proposed amendatory language.</i>	X		Given the graphical nature of a map amendment, the figures contained in this narrative provide a better understanding of the proposed change, summarized in the interest of clarity, by the following statement: The Official Future Land Use Map, serving as an element of the Official Comprehensive Plan, as approved in June 2015, is proposed to be amended to reflect a change from

				Moderate-Density, Single-Family Residential, to Industrial for all properties comprising the Uchida Farm LLC.
7	<i>Explain the reason(s) for this amendment proposal.</i>	X		The Applicant seeks to initiate a redevelopment process which will convert the subject properties' plan designation from single-family residential to industrial; allowing ownership to realize a use which is generally consistent with future land use and planning goals relative to industrial growth and related employment gains.
8	<i>Please describe how your proposed amendment meets the following selection criteria.</i>	X		
	a) <i>Was this proposed amendment denied during a previous review cycle?</i>		X	While there have been previous discussions about this type of approval a previous submittal was received in 2016, efforts were placed on hold due to ongoing land use studies and planning initiatives, and the need to provide more information about the potential value associated with the Applicant's proposal. This current effort includes a preliminary, conceptual site plan for the proposed Uchida Logistics Center; a project which will require a comprehensive plan map amendment and a rezoning/zone change in order to initiate the development/permitting stage.
	b) <i>Explain how the proposed amendment advances the goals and policies of the Comprehensive Plan?</i>	X		<u>Consistency</u> ... Fostering the economic growth of the City's industrial base remains a key element of the overall comprehensive planning process (LU.1.m/Page 25). A proposal such as the Uchida Logistics Center, which adapts undeveloped farmland, turning it into an economic engine for employment and sector growth, is certainly consistent with the goals of a comprehensive plan – as long as the proposal respects the environment and takes advantage of proximity to assets required by industrial uses such as convenient highway and rail access. Amending the comprehensive plan and the rezoning of the Uchida LLC properties offers Edgewood a chance to realize these benefits and take advantage of a surging local real estate market and national economy; over the past four (4) years, development along Valley Avenue and Freeman Road has produced millions of square feet of industrial space. <u>Changes Since Plan Adoption</u> ... Whereas the national and regional economies have shown a degree of sustainable growth in a variety of sectors, Edgewood has lagged behind in recent times (Page 21). While recession may create the initial circumstances, one of the main drivers of growth consistently lies in the development of industrial land uses. Besides the benefits of increased tax revenues, industrial development drives employment; which in turn radiates economic growth into residential

			and retail sectors. The City of Edgewood has responded to this need by designating much of the southwest portion of Edgewood – including the entire Uchida Logistics Center site – as the subject to a Special Land Use Overlay Study Area. While certain observers catalog a surplus of available industrial land in Edgewood (12.82 acres according to the Puget Sound Regional Council), the Applicant believes the perceived underutilization of Edgewood's industrial base is essentially incorrect and does not reflect current market conditions. Local market activity indicates a <u>shortage of industrial land</u> in all submarkets stretching from Tacoma to Seattle – and this particular submarket is one of the region's most sought after industrial locations. Over the past four (4) years approximately 2.6 million square feet of Class A industrial buildings have been developed on 175 acres of industrial land located within 1½ miles of the Uchida Farm LLC site. The majority of this development is located within ½ mile of the site - and serving as an even greater indicator of demand – all of the twelve (12) industrial structures are 100% occupied. Being a “first mover” in a competitive marketplace and able to provide the size, scale and location of market-driven industrial infrastructure needed by tenants, is an advantage provided by the Applicant's proposal –which focuses regional industrial interest on a signature project for Edgewood. <u>Validity of Assumptions</u> ... The Uchida Logistics Center would be a prime example of the validity of assumptions serving as the foundation of Edgewood's comprehensive planning effort; including the projection that 30% of future industrial growth would occur in the southwest corner of Edgewood – where the Uchida Farm LLC is located. Projecting industrial growth in an area zoned and planned for residential growth under current planning tools is a procedural inconsistency which seems to foresee a need for the amendment process - such as the Applicant's proposal - in order to realize that projection and achieve the desired economic growth. <u>Availability of New Information</u> ... The source of new information supporting the need for an amendment lies within the overall assessment of industrial need put forth by the 2015 Pierce County Buildable Lands inventory; which strongly emphasizes the role played by industrial growth in the regional economy. The lack of recent industrial growth in Edgewood by definition places the community at a disadvantage in today's economy.
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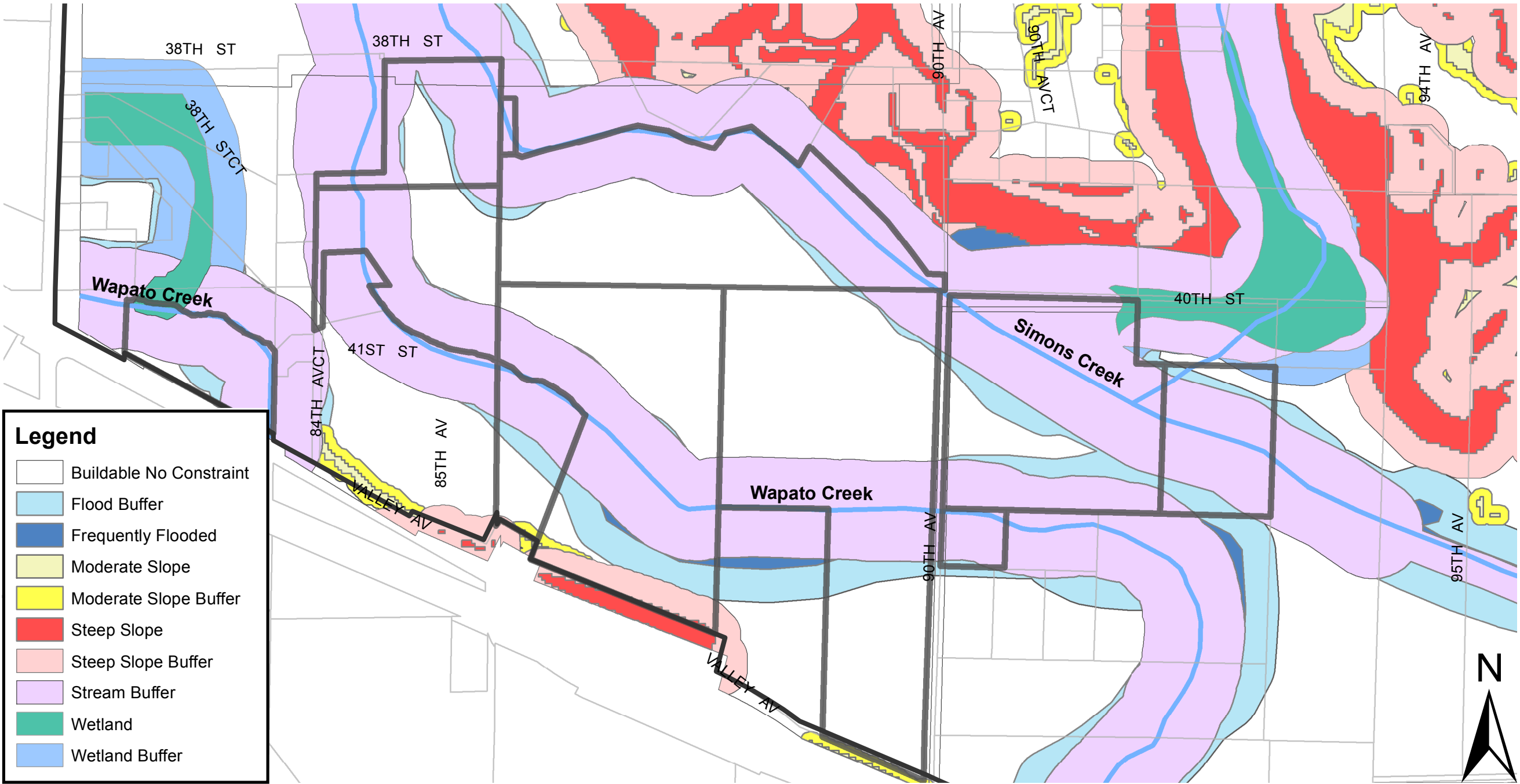
			<u>Conformity to Community Values</u> ... The Applicant's proposal conforms and supports community values in two ways; first, through the collective engagement process used to debate the proposal's merits; and second, in the proposal's obvious efforts to address any and all issues which may arise from the approval of this amendment and the implementation of development (LU.V.11/Page 28). The amendment will also provide for a concentration of industrial traffic on major arterials such as Velley Avenue; restricting usage of local collectors except for deliveries and/or service needs (T.11.c/Page 44). In anticipation of this increased industrial usage, in recent years both Valley Avenue and Freeman Road have been substantially improved to accommodate increased traffic. <u>Transportation Impacts and Concurrency</u> ... The proposed amendment does not specifically address transportation issues, but the concurrency evaluation included as part of the application serves as the initial step in developing improved highway accessibility and ensuring impacts associated with proposed development are adequately mitigated in addressing levels of service for Edgewood's transportation network. <u>Public Service Demand</u> ... While new growth of any kind will add to the potential for increased demand for public services, the Applicant believes the Uchida Farm LLC proposal will minimize demand by developing within an area where existing services are available; limiting any growth in service demand to minimal levels. <u>Adverse Impacts to Service Capabilities</u> ... The design of the proposed Uchida Logistics Center will not only mitigate any adverse impacts identified through a review process, but will also continue a tradition of increased accessibility to improved public services dating to the sewer installation in the Meridian Corridor in 2011. New infrastructure will not only add to land value, but will also promote creative development proposals which will help integrate civic plans with redevelopment opportunities. <u>Suitability of Land for Proposed Uses</u> ... While site constraints exist in the form of watersheds, the overall topography of the site lends itself to development of large-scale industrial projects. The conceptual plan for the Uchida Logistics Center offers an initial insight into how the needs of a particular use can be accommodated on a unique site. The site's suitability for the intended industrial development is supported by the substantial amount of development in the immediate area; occurring on industrial-zoned land with strikingly similar characteristics to the Uchida site.
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			<u>Peer Pressure for Similar Changes</u> ... In fact, the existence of industrial properties in the immediate vicinity serve as an indicator of successful industrial demand; Edgewood's stated goals of increased industrial growth and the targeting of this area as a candidate for industrial development as evidenced by the overlay district, indicate a response to market forces which may be mutually reinforcing – should the Uchida project be built as planned. <u>Effect on Land Use and Population Projections</u> ... There is no doubt that approval of this amendment and the construction of the Uchida Logistics Center will serve as catalysts for additional changes in land use categories and planning designations. Population growth may follow on a slower pace, but the development of employment centers typically provides for some increase in local populations as workers relocate to shorten their commutes and/or improve their lifestyle.
	c) <i>Explain how the proposed amendment is consistent with the goals of the Growth Management Act?</i>	X	<u>Urban Growth</u> ... Consistency would be achieved through an emphasis on controlled urban growth; concurrent with infrastructure capacity and public service capabilities identified through a comprehensive review of proposed plans versus existing capabilities of affected jurisdictions. <u>Reduced Sprawl</u> ... Consistency would be achieved through encouragement of new industrial development within existing City boundaries; presumably in proximity to adequate infrastructure and services. <u>Transportation</u> ... Consistency would be achieved by requiring future development resulting from the proposed amendment, to provide for improvements necessary to accommodate growth while maintaining acceptable levels of service within the community's road network. A commitment to such accommodation is amply demonstrated in the Applicant's preliminary site plan for the proposed Uchida Logistics Center; a project dependent on the approval of this amendment. <u>Housing</u> ... Consistency would be achieved through the secondary impacts of economic growth driven by the growth in the community's industrial base, as workers may realize local opportunities to shorten their commute by living in the community where they work. <u>Economic Development</u> ... Consistency would be achieved through the amendment's fostering of industrial growth –a staple element of the growth projections of the current comprehensive plan. <u>Property Rights</u> ... Consistency would be achieved within the amendment process through the public hearings and community engagement elements associated with said review; preserving the rights of the Uchida Farm LLC consortium to seek changes to policies which would allow them to realize full value of their properties. For

				those who may oppose this amendment, their property rights are maintained through their right to comment and a corresponding right to appeal a decision they feel is contradictory to their interest. <u>Permits</u> ... Consistency is achieved through the initial entitlement process focusing on the comprehensive plan map amendment process; should approval be granted, consistency would be further reinforced by the plan review and permitting processes implemented by the City of Edgewood staff. <u>Natural Resources</u> ... Consistency would be achieved through the Applicant's commitment to work to preserve natural resources identified as present on the site; including the preservation and enhancement of creek beds and shorelines affected by future development. <u>Open Space & Recreation</u> ... Consistency would be achieved through the addition of significant industrial growth in a manner which does not adversely impact existing open space or recreational opportunities on a macro scale. On a smaller scale, the proposed Uchida Logistics Center features a site plan with significant open space and landscaping aesthetics scattered throughout the site; emphasizing a commitment to maintaining and enhancing critical areas within the Wapato and Simons Creek watersheds. <u>Environment</u> ... Consistency would be achieved through a responsible integration of critical watershed areas in a significant economic development project enabled by the approval of this amendment. A commitment to the implementation of best management practices in future development by the Applicant lends credence to the level of consistency achieved. <u>Citizen Participation</u> ... Consistency would be achieved as a result of the community outreach and engagement inherent in the comprehensive plan amendment process as implemented by the City of Edgewood. <u>Public Facilities</u> ... Consistency would be initially achieved through a thorough evaluation of impacts identified as a result of the proposed amendment review process. Later, as development activity is initiated, a more thorough analysis of the need for additional public facilities and the responsibility for additional costs would be addressed through system development charges.
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			Historic Preservation ... Consistency will be achieved through an initial opportunity to review and comment on the presence of any historic, architectural or cultural resources on any of the subject properties. Future development activity will be conducted in a manner which is fully cognizant of the possibility of undiscovered cultural artifacts; plans can be formulated to document the protocols to be followed in such case.
	d) Does the proposed amendment have a relationship to any other City codes and/or regulations?	X	Yes. Specifically, to the Edgewood Zoning Ordinance in that concurrent approval of a rezoning/zone change is being requested by the Applicant; changing the zoning of the subject properties from the current classification of SF-3, Single Family Residential/Moderate Density to I, Industrial. This change will allow for the development of the proposed Uchida Logistics Center on the proposed site. A secondary impact is found in the City of Edgewood's Proposed Capital Improvement Plan, 2015-2020. The Applicant's proposal and resulting development may help accelerate a significant program element in the Transportation Category – the Railroad Frontage Road – which has feasibility expenditures scheduled for FY2019-20. It is reasonable to anticipate similar review of other utility and capital infrastructure elements as they may relate to the proposed Uchida Logistics Center.
	e) What are the cumulative effects of this proposed amendment to the Comprehensive Plan?	X	The cumulative effects of this amendment are positive in that future economic growth is supported in the industrial sector, likely leading to secondary growth in residential and retail sectors. Employment will likely experience significant growth in traditional industrial sectors such as assembly, light manufacturing and warehousing, with secondary growth for retail and service sectors. On a more immediate level, the amendment and resulting industrial growth will foster the development of utilities and roads; keys in improving the economic viability of an area which has become functionally depreciated as a result of current uses.

Uchida Farm Amendment Parcels - Critical Areas





**CITY OF EDGEWOOD
STAFF REPORT**

STUDY SESSION AGENDA ITEM: Plat Alteration

Date: April 17, 2018
Title: Plat Alteration Code Amendment

Attachments:

- 1) Ordinance with Draft Code Amendment
- 2) Ordinance with Draft Code Amendment - Clean
- 3) Prior Ordinance with Draft Code Amendment
- 4) Planning Commission Recommendation

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

Discussion

The City of Edgewood's subdivision, short plat, or binding site plan codes do not include a section allowing modifications or vacation of recorded plats or binding site plans. The Washington Subdivision Act includes provisions and procedures for a vacation of subdivision and an alteration of subdivision under RCW Section 58.17.212 and 58.17.215, respectively. Since most municipal codes have a procedure for altering or vacating approved plats per state law, this request is to add a new Chapter 16.07 to the Edgewood Municipal Code (EMC).

This request was previously heard by the Planning Commission and resulted in an approval recommendation. The request was forwarded to City Council for final action; however, City staff recognized that the drafted code did not address the initial reasons the plat alteration code amendment was necessary, which were the two requests to amend a short subdivision. As a result, staff asked City Council to remand this request back to the Planning Commission to hear the revised draft.

On February 26, 2018, the Planning Commission held a public hearing on the revised draft. No comments were submitted by the public, no additional comments or revisions were proposed by the Commissioners, and the Planning Commission's recommendation is attached as Exhibit 4. Also attached to this report is the prior draft code update [Exhibit 3], the current redlined draft [Exhibit 1], and a clean version of the current draft [Exhibit 2].

Recommendation: Staff recommends APPROVAL of the development code amendment adding EMC Chapter 16.07.

Fiscal Impact: None

EDGEWOOD PLANNING COMMISSION RECOMMENDATION:

RECOMMENDATION OF THE CITY OF EDGEWOOD PLANNING COMMISSION RELATING TO SUBDIVISIONS, AMENDING THE EDGEWOOD MUNICIPAL CODE (EMC) BY ADDING PROCEDURES FOR ALTERATION OF APPROVED PLATS AND APPROVED BINDING SITE PLANS, DESCRIBING THE ELEMENTS OF A COMPLETE APPLICATION, CRITERIA FOR APPROVAL, EFFECT OF APPROVAL, AND REQUIREMENTS FOR RECORDING, PURSUANT TO RCW 58.17.212 AND 58.17.215, ADDING A NEW CHAPTER 16.07 TO THE EDGEWOOD MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington Subdivision Act (hereinafter the “Act”) includes provisions for a vacation and alteration of approved plats (RCW 58.17.212 and 58.17.215); and

WHEREAS, the also allows municipalities to adopt procedures for binding site plans, consistent with RCW 58.17.035; and

WHEREAS, the City of Edgewood has adopted development regulations applicable to plats and binding site plans but does not have any procedures for the vacation and alteration of approved plats or binding site plans; and

WHEREAS, the City SEPA Responsible Official has determined that this Ordinance is categorically exempt from SEPA as affecting only procedural and no substantive standards, pursuant to WAC 197-11-800(19); and

WHEREAS, on February 6, 2018, the Washington State Department of Commerce sent confirmation to the City that the procedural requirements in RCW 36.70A.106(1) were met; and

WHEREAS, the Planning Commission held a Public Hearing to receive public testimony regarding the Proposed Code Amendment at the February 26, 2018 Planning Commission meeting; and

NOW, THEREFORE, IT SHALL BE ADVISED that the Planning Commission hereby makes the following recommendations:

1. The Planning Commission reviewed the proposed amendments to the development regulations and recommends City Council APPROVE, AS PRESENTED the proposal to add Chapter 16.07 to the Edgewood Municipal Code (EMC).

THIS RECOMMENDATION WAS APPROVED BY THE CITY OF EDGEWOOD PLANNING COMMISSION ON THE 12th DAY OF MARCH 2018.

DRAFT ~~1102-0820-187~~

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, RELATING TO SUBDIVISIONS, ADDING PROCEDURES FOR ALTERATIONS and Vacations OF APPROVED ~~PLATS-Subdivisions~~ AND APPROVED BINDING SITE PLANS, DESCRIBING THE ELEMENTS OF A COMPLETE APPLICATION, CRITERIA FOR APPROVAL, EFFECT OF APPROVAL AND REQUIREMENTS FOR RECORDING, PURSUANT TO RCW 58.17.212 AND 58.17.215, ADDING A NEW CHAPTER 16.07 TO THE EDGEWOOD MUNICIPAL CODE.

WHEREAS, the Washington Subdivision Act (hereinafter the “Act”) includes provisions and procedures for a vacation of subdivision and an alteration of subdivision under of approved plats (RCW Section 58.17.212 and 58.17.215, respectively); and

WHEREAS, the Act also allows municipalities to adopt procedures for binding site plans, consistent with RCW Section 58.17.035; and

WHEREAS, the City of Edgewood has adopted development regulations applicable to plats and binding site plans but does not have any procedures for the vacation and alteration of approved short plats, full subdivision plats, and binding site plans~~approved plats or binding site plans~~; and

WHEREAS, the City’s SEPA Responsible Official has determined that this Ordinance is categorically exempt from SEPA as affecting only procedural and no substantive standards, pursuant to WAC Section 197-11-800(19); and

WHEREAS, on February 6, 2018, the Washington State Department of Commerce sent confirmation to the City that the procedural requirements in RCW 36.70A.106(1) were met; and

WHEREAS, on _____, February 26, 2018, the Planning Commission held a public hearing on this Ordinance and made a recommendation of _____ to the City Council; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meetings on _____ and _____, Now, Therefore,

THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, ORDAINS
AS FOLLOWS:

Section 1. A new eChapter 16.07 is hereby added to the Edgewood Municipal Code (EMC), which shall read as follows:

Chapter 16.07
Subdivision Vacations and Alterations
of Approved Plats and Final Binding Site Plans.

Sections:

- 16.07.010 Purpose.**
- 16.07.020 Administration.**
- 16.07.030 Procedure.**
- 16.07.040 Additional Notice of Public Hearing**
- 16.07.050 Requirements for a Complete Application.**
- 16.07.060 Criteria for Approval.**
- 16.07.070 Time Limitation for Final Decision.**
- 16.07.080 Recording.**
- 16.07.090 Alterations to a Short Subdivision.**

16.07.010 Purpose. The purpose of this chapter is to regulate and allow vacations or alterations of approved plats (approved short plats, and approved final full subdivision plats,) and approved final binding site plans. It does not allow modification or revision of recorded Boundary Line Adjustments (BLA), preliminary subdivision approvals, or preliminary

Commented [JM1]: Should there be some reference in the earlier sections that directs the reader to this subsection? Just don't want there to be confusion on what part of the code is applicable...

binding site plans. -The procedure for vacation of plats does not apply to the vacation or alteration of any plat of state-granted tide or shore lands.

When the vacation application is specifically for a city street, the procedures for street vacations in RCW 35.79 RCW shall be utilized for the street vacation. -When the application is for the vacation of the plat or binding site plan together with the roads or streets, the procedure for vacation in this chapter shall be used, but vacations of streets subject to RCW 35.79.035 may not be made under this procedure.

16.07.020 Administration. The Director is authorized and directed to administer the provisions of this chapter. -The authority to approve, approve with conditions, or deny an approved plat or and final binding site plan vacations or alterations is granted to the Hearing Examiner after a public hearing.

16.07.030 Procedure. ~~The following steps~~ Steps 16.07.030.A-I shall be followed in the processing of approved plat and-or final binding site plan vacation or alteration applications and administrative appeals shall be heard by City Council. ~~See EMC Section 16.07.090 for Alterations to a Short Subdivision.~~

<u>A.</u>	EMC 18.40.150	Determination of Complete Application;
B	EMC 18.40.180	Notice of Application;
<u>C.</u>	EMC 20.05	SEPA (if required);
<u>D.</u>	<u>EMC 18.30.050</u>	<u>Determination of Consistency;</u>
E.	EMC 18.40.190	Notice of Public Hearing;
F.	EMC 18.40.100(K)	Preparation of Staff Report;
G.	EMC 18.40.100(L)	Public Hearing;
H.	EMC 18.40.100(Q – R)	Notice of Decision; and
I.	EMC 18.40.100(T)	Hearing Examiner <u>Appeal.</u>

Commented [cm2]: In these blanks, insert the code sections relating to the procedure on the right.

Commented [KR3]: What does this mean?

Reply: DG changed to concurrency (EMC 18.105) and then changed back to consistency (EMC 18.30.050) IAW RCW 36.70B.040

Commented [cm4]: If the City Council makes the decision, there is no administrative appeal. If the Hearing Examiner makes a recommendation/decision, then the appeal is to the Council.

16.07.040 Additional Notice of Public Hearing. In addition to the notice required in EMC Section 16.07.030. Provided above, the City shall provide notice of an application for a full subdivision or binding site plan vacation or alteration to all owners of property within the subdivision not included in the ~~(excluding the owners of property submitting the application),~~ and as provided for in RCW 58.17.080 and RCW 58.17.090. -The notice shall establish the date of the public hearing.

16.07.0450 Requirements for a Complete Application. ~~The following materials shall be submitted to the City for a complete application:~~

A. The following materials shall be submitted to the City for a complete full subdivision or binding site plan Vacation Application:

1. Date, name, address, and telephone number of the applicant and/or property owner;
2. The reason(s) for the proposed vacation;

3. Signatures of all parties having an ownership interest in the subdivision or that portion of the subdivision proposed to be vacated;

4. If the plat or binding site plan is subject to restrictive covenants which were filed at the time of the approval of the plat, and the application for the vacation would result in the violation of a covenant, the application shall include an agreement signed by all parties subject to the covenants, which provides that the parties agree to terminate or alter the restrictive covenants to accomplish the purpose of the vacation of the plat or portion thereof;

5. Acknowledgement that if any street is included in the application for a vacation, that the applicant shall be required to pay the amount contemplated in RCW 35.79.030, ~~if the vacation is granted pursuant to EMC Section 12.05.015;~~

6. A copy of the approved plat or binding site plan sought to be vacated, together with all plat or binding site plan amendments or vacations recorded since the date of the original approval;

7. A recent title report for each of the properties affected by the vacation that confirms the owner(s) signing the application hold title of the lands described and shown in the application area.~~A recent title report for each property affected by the vacation, confirming that the title of the lands as described and shown in the proposed vacation area is in the name of the owner(s) signing the application;~~ and

8. If the vacation is for a portion of the plat or binding site plan, the applicant must demonstrate that the partial vacation will not violate the terms of plat or binding site plan approval or this Chapter.

9. Electronic version of all submittal documents, in a format acceptable to the City on optical disc, flash drive or downloadable from ftp site, in either Adobe PDF or Microsoft Word format.

10. An application fee ~~as established by City resolution.~~

B. The following materials shall be submitted to the City for a complete full subdivision or binding site plan Alteration Application.

1. Date, name, address, and telephone number of the applicant ~~and~~/or property owner;

2. The reason(s) for the proposed alteration;

3. Signatures of the majority of those persons having an ownership interest in the lots, tracts, parcels, sites, or divisions in the plat or binding site plan proposed to be altered;

4. If the plat or final binding site plan is subject to restrictive covenants which were filed at the time of the approval of the plat or final binding site plan, and the application for the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants, providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the plat or final binding site plan;

5. A copy of the approved plat or final binding site plan sought to be altered, together with all recorded plat ~~or~~ binding site plan amendments or vacations; and

6. A recent title report for each of the properties affected by the ~~vacation~~alteration that confirms that the owner(s) signing the application hold title of the lands ~~as described and shown in the application proposed vacation area is in the name of the owner(s) signing the application.~~

Commented [cm5]: Also refer to the City's street vacation procedure. Does the City have one?

7. If the alteration is for a portion of the plat or final binding site plan, the applicant must demonstrate that the alteration will not violate the terms of plat or final binding site plan approval, or this Chapter.

8. An electronic version of all submittal documents, in a format acceptable to the City on optical disc, flash drive or downloadable from ftp site, in either Adobe PDF or Microsoft Word format.

9. An application fee.

C. The following materials shall be submitted to the City for a complete Short Plat Alteration:

1. Date, name, address, and telephone number of the applicant or property owner;

2. The reason(s) for the proposed alteration;

3. Signatures of the majority of those persons having an ownership interest in the lots, tracts, parcels, sites, or divisions in the Short Plat proposed to be altered;

4. If the Short Plat is subject to restrictive covenants which were filed at the time of the approval of the Short Plat, and the application for the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants, providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the Short Plat;

5. A copy of the approved Short Plat sought to be altered, together with all previously recorded Short Plat amendments; and

6. A recent title report for each of the properties affected by the alteration that confirms the owner(s) signing the application hold title of the lands described and shown in the application area.

7. If the alteration is for a portion of the Short Plat, the applicant must demonstrate that the alteration will not violate the terms of Short Plat approval, or this Chapter.

8. An electronic version of all submittal documents, in a format acceptable to the City.

9. An application fee.

106.07.0560 Criteria for Approval.

A. Vacation Criteria for a full subdivision or binding site plan.

1. *Vacation.* The plat or binding site plan vacation may be approved, approved with conditions or denied after a written determination is made whether the public use and interest will be served by the vacation. -The decision shall be supported by written findings and conclusions. -If any portion of the land contained in the plat or binding site plan was dedicated to the public for public use and benefit, such land, if not already deeded to the City, shall be deeded to the City as a condition of approval, unless the decision-maker makes findings that the public use would not be served in retaining title to those lands. -Easements established by a dedication are property rights that cannot be extinguished or altered without the approval of the easement owner or owners, unless the plat, binding site plan or other document creating the dedicated easement provides or an alternative method or methods to extinguish or alter the easement.

2. *Street Vacation.* When the vacation application is specifically for vacation of a City street, the ~~City's street vacation procedures~~, in EMC [Section 12.05.015](#) and the procedures in [RCW Chapter 35.79](#) shall be utilized. When the procedure is for the vacation of a plat or binding site plan together with the streets, the vacation procedure in this chapter shall be used, but this procedure cannot be used to vacate streets if prohibited under [RCW Section 35.79.035](#) or the City's street vacation ordinance.

Commented [cm6]: Insert reference here to City's street vacation procedures.

3. *Title to Vacated Property.* Title to the vacated property shall vest with the rightful owner as shown on the county records. If the vacated land is land that was dedicated to the public, for public use other than a road or street, and the ~~decision maker~~[legislative authority](#) has found that retaining title to the land is not in the public interest, title thereto shall vest with the person(s) owning the property on each side thereof, as determined by the ~~decision maker~~[legislative authority](#). When the road or street that is to be vacated is contained wholly within the plat or binding site plan, and is part of the boundary of the subdivision or binding site plan, title to the vacated road or street shall vest with the owner(s) of property contained within the vacated subdivision or binding site plan.

B. Alteration Criteria [for a full subdivision or binding site plan](#).

[1.](#) The alteration may be approved, approved with conditions or denied after a written determination is made whether the public use and interest will be served by the alteration. The decision shall be supported by written findings and conclusion.

[2.](#) If any land within the alteration area is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels or tracts, or be levied equitably on the lots resulting from the alteration.

[3.](#) If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

16.07.0670 Time Limitation for Final Decision. A [full subdivision or binding site plan](#) vacation or alteration application shall be approved, approved with conditions, or denied within one hundred-twenty (120) days after a complete application has been submitted, unless the applicant consents in writing to an extension of ~~such the 120-day~~ time period.

16.07.0780 Recording. After approval of the alteration or vacation, the City shall order the applicant to produce a revised drawing of the approved [full subdivision or binding site plan](#) alteration or vacation ~~of the short plat, final plat or final binding site plan~~. The Council shall authorize the Mayor to sign the approved alteration ~~or~~ vacation ~~of the short plat, final plat or final binding site plan~~. The City shall file ~~it the approved alteration or vacation~~ with the County auditor at the applicant's cost. ~~The alteration or vacation, and the same~~ shall [replace and supersede](#) the [existing](#) lawful plat or final binding site plan for the property.

16.07.090 Alterations to a Short Subdivision

[A. General Requirements.](#)

1. Short subdivision alterations apply to those elements which are common to the entire plat.

2. An alteration to a portion of a recorded short plat replaces and supersedes the portion of the original short plat that is contained in the alteration.

3. Additional lots cannot be added except pursuant to RCW Section 58.17.060.

B. Required Written Findings and Determinations.

1. The Director shall inquire into the public use and interest proposed to be served by the establishment of the alteration, if any.

2. The application shall follow the Process II Administrative Action procedures pursuant to EMC Section 18.40.070.

3. A proposed short subdivision alteration shall not be approved unless the Director makes written findings that:

a. The alteration conforms to the requirements of RCW Chapter 58.17 and the provisions of this Title;

b. The items to be altered do not conflict with the goals and policies of the Comprehensive Plan, applicable community plan(s), and any applicable EMC or state laws; and

c. The public use and interest will be served as a result of the proposed alteration.

C. Approval.

1. The Director has the authority to approve or deny any proposed short subdivision and may impose additional or altered conditions and requirements as necessary to assure that the proposal conforms to the Comprehensive Plan, applicable community plan(s), other applicable EMC provisions, state laws, and the criteria contained in this Section.

2. Approvals shall include a note that states: "This altered short plat ~~or large lot division~~ supersedes Lot(s) _____ of Short Plat No. _____" and a brief written narrative explaining what is being altered and the reason for such alteration, including identification of the specific change(s) to the recorded document.

3. Appeals from the decision of the Director or designee will be heard by the Hearing Examiner.

D. Recording.

1. After approval of the alteration, the City shall order the applicant to produce a revised final drawing of the approved Short Plat alteration for signatures and recording.

2. The same department signature blocks shall be provided on the proposed plat alteration as those listed on the original document.

3. The final document for recording shall be signed by the property owner(s). The Council shall authorize the Mayor to sign the approved alteration.

34. The City shall file the approved alteration with the County auditor at the applicant's cost. The alteration shall replace and supersede the existing lawful Short Plat for the property.

Commented [JM7]: Mayor does not sign short plats. This suggested revision is more consistent with PCC 18F.20.030 D

Section 2. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be 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 3. Effective Date. This Ordinance shall become effective five (5) days after publication as provided by law.

ADOPTED by the City Council of the City of _____, signed by the Mayor and attested by the City Clerk in authentication of such passage on this ____ day of _____, 201_.

MAYOR

ATTEST/AUTHENTICATED:

City Clerk

APPROVED AS TO FORM:

City Attorney

DRAFT 02-08-18

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, RELATING TO SUBDIVISIONS, ADDING PROCEDURES FOR ALTERATIONS and Vacations OF APPROVED Subdivisions AND APPROVED BINDING SITE PLANS, DESCRIBING THE ELEMENTS OF A COMPLETE APPLICATION, CRITERIA FOR APPROVAL, EFFECT OF APPROVAL AND REQUIREMENTS FOR RECORDING, PURSUANT TO RCW 58.17.212 AND 58.17.215, ADDING A NEW CHAPTER 16.07 TO THE EDGEWOOD MUNICIPAL CODE.

WHEREAS, the Washington Subdivision Act (hereinafter the “Act”) includes provisions and procedures for a vacation of subdivision and an alteration of subdivision under RCW Section 58.17.212 and 58.17.215, respectively; and

WHEREAS, the Act also allows municipalities to adopt procedures for binding site plans, consistent with RCW Section 58.17.035; and

WHEREAS, the City of Edgewood has adopted development regulations applicable to plats and binding site plans but does not have any procedures for the vacation and alteration of approved short plats, full subdivision plats, and binding site plans; and

WHEREAS, the City’s SEPA Responsible Official has determined that this Ordinance is categorically exempt from SEPA as affecting only procedural and no substantive standards, pursuant to WAC Section 197-11-800(19); and

WHEREAS, on February 6, 2018, the Washington State Department of Commerce sent confirmation to the City that the procedural requirements in RCW 36.70A.106(1) were met; and

WHEREAS, on February 26, 2018, the Planning Commission held a public hearing on this Ordinance and made a recommendation of _____ to the City Council; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meetings on _____ and _____, Now, Therefore,

THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, ORDAINS
AS FOLLOWS:

Section 1. A new Chapter 16.07 is hereby added to the Edgewood Municipal Code (EMC), which shall read as follows:

Chapter 16.07
Subdivision Vacations and Alterations

Sections:

- 16.07.010 Purpose.**
- 16.07.020 Administration.**
- 16.07.030 Procedure.**
- 16.07.040 Additional Notice of Public Hearing**
- 16.07.050 Requirements for a Complete Application.**
- 16.07.060 Criteria for Approval.**
- 16.07.070 Time Limitation for Final Decision.**
- 16.07.080 Recording.**
- 16.07.090 Alterations to a Short Subdivision.**

16.07.010 Purpose. The purpose of this chapter is to regulate and allow vacations or alterations of approved short plats, full subdivision plats, and binding site plans. It does not allow modification or revision of recorded Boundary Line Adjustments (BLA), preliminary subdivision approvals, or preliminary binding site plans. The procedure for vacation of plats does not apply to the vacation or alteration of any plat of state-granted tide or shore lands.

When the vacation application is specifically for a city street, the procedures for street vacations in RCW 35.79 RCW shall be utilized for the street vacation. When the application is for the vacation of the plat or binding site plan together with the roads or streets, the procedure for vacation in this chapter shall be used, but vacations of streets subject to RCW 35.79.035 may not be made under this procedure.

16.07.020 Administration. The Director is authorized and directed to administer the provisions of this chapter. The authority to approve, approve with conditions, or deny an approved plat or a final binding site plan vacation or alteration is granted to the Hearing Examiner after a public hearing.

16.07.030 Procedure. Steps 16.07.030.A-I shall be followed in the processing of approved plat or final binding site plan vacation or alteration applications and administrative appeals shall be heard by City Council. See EMC Section 16.07.090 for Alterations to a Short Subdivision.

- | | | |
|----|----------------------|--|
| A. | EMC 18.40.150 | Determination of Complete Application; |
| B. | EMC 18.40.180 | Notice of Application; |
| D. | EMC 20.05 | SEPA (if required); |
| C. | EMC 18.30.050 | Determination of Consistency; |
| E. | EMC 18.40.190 | Notice of Public Hearing; |
| F. | EMC 18.40.100(K) | Preparation of Staff Report; |
| G. | EMC 18.40.100(L) | Public Hearing; |
| H. | EMC 18.40.100(Q – R) | Notice of Decision; and |
| I. | EMC 18.40.100(T) | Hearing Examiner Appeal. |

16.07.040 Additional Notice of Public Hearing. In addition to the notice required in EMC Section 16.07.030.E, the City shall provide notice of an application for a full subdivision or binding site plan vacation or alteration to all owners of property within the subdivision not included in the application, as provided for in RCW 58.17.080 and RCW 58.17.090. The notice shall establish the date of the public hearing.

16.07.050 Requirements for a Complete Application.

A. The following materials shall be submitted to the City for a complete full subdivision or binding site plan Vacation Application:

1. Date, name, address, and telephone number of the applicant or property owner;
2. The reason(s) for the proposed vacation;
3. Signatures of all parties having an ownership interest in the subdivision or that portion of the subdivision proposed to be vacated;
4. If the plat or binding site plan is subject to restrictive covenants which were filed at the time of the approval of the plat, and the application for the vacation would result in the violation of a covenant, the application shall include an agreement signed by all parties subject to the covenants, which provides that the parties agree to terminate or alter the restrictive covenants to accomplish the purpose of the vacation of the plat or portion thereof;
5. Acknowledgement that if any street is included in the application for a vacation, that the applicant shall be required to pay the amount contemplated in RCW 35.79.030, if the vacation is granted pursuant to EMC Section 12.05.015;
6. A copy of the approved plat or binding site plan sought to be vacated, together with all plat or binding site plan amendments or vacations recorded since the date of the original approval;

7. A recent title report for each of the properties affected by the vacation that confirms the owner(s) signing the application hold title of the lands described and shown in the application area; and

8. If the vacation is for a portion of the plat or binding site plan, the applicant must demonstrate that the partial vacation will not violate the terms of plat or binding site plan approval or this Chapter.

9. Electronic version of all submittal documents, in a format acceptable to the City.

10. An application fee.

B. The following materials shall be submitted to the City for a complete full subdivision or binding site plan Alteration Application.

1. Date, name, address, and telephone number of the applicant or property owner;

2. The reason(s) for the proposed alteration;

3. Signatures of the majority of those persons having an ownership interest in the lots, tracts, parcels, sites, or divisions in the plat or binding site plan proposed to be altered;

4. If the plat or final binding site plan is subject to restrictive covenants which were filed at the time of the approval of the plat or final binding site plan, and the application for the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants, providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the plat or final binding site plan;

5. A copy of the approved plat or final binding site plan sought to be altered, together with all recorded plat or binding site plan amendments or vacations; and

6. A recent title report for each of the properties affected by the alteration that confirms the owner(s) signing the application hold title of the lands described and shown in the application area.

7. If the alteration is for a portion of the plat or final binding site plan, the applicant must demonstrate that the alteration will not violate the terms of plat or final binding site plan approval, or this Chapter.

8. An electronic version of all submittal documents, in a format acceptable to the City.

9. An application fee.

C. The following materials shall be submitted to the City for a complete Short Plat Alteration:

1. Date, name, address, and telephone number of the applicant or property owner;

2. The reason(s) for the proposed alteration;

3. Signatures of the majority of those persons having an ownership interest in the lots, tracts, parcels, sites, or divisions in the Short Plat proposed to be altered;

4. If the Short Plat is subject to restrictive covenants which were filed at the time of the approval of the Short Plat, and the application for the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to

the covenants, providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the Short Plat;

5. A copy of the approved Short Plat sought to be altered, together with all previously recorded Short Plat amendments; and

6. A recent title report for each of the properties affected by the alteration that confirms the owner(s) signing the application hold title of the lands described and shown in the application area.

7. If the alteration is for a portion of the Short Plat, the applicant must demonstrate that the alteration will not violate the terms of Short Plat approval, or this Chapter.

8. An electronic version of all submittal documents, in a format acceptable to the City.

9. An application fee.

106.07.060 Criteria for Approval.

A. Vacation Criteria for a full subdivision or binding site plan.

1. *Vacation.* The plat or binding site plan vacation may be approved, approved with conditions or denied after a written determination is made whether the public use and interest will be served by the vacation. The decision shall be supported by written findings and conclusions. If any portion of the land contained in the plat or binding site plan was dedicated to the public for public use and benefit, such land, if not already deeded to the City, shall be deeded to the City as a condition of approval, unless the decision-maker makes findings that the public use would not be served in retaining title to those lands. Easements established by a dedication are property rights that cannot be extinguished or altered without the approval of the easement owner or owners, unless the plat, binding site plan or other document creating the dedicated easement provides or an alternative method or methods to extinguish or alter the easement.

2. *Street Vacation.* When the vacation application is specifically for vacation of a City street, the procedures in EMC Section 12.05.015 and the procedures in RCW Chapter 35.79 shall be utilized. When the procedure is for the vacation of a plat or binding site plan together with the streets, the vacation procedure in this chapter shall be used, but this procedure cannot be used to vacate streets if prohibited under RCW Section 35.79.035 or the City's street vacation ordinance.

3. *Title to Vacated Property.* Title to the vacated property shall vest with the rightful owner as shown on the county records. If the vacated land is land that was dedicated to the public, for public use other than a road or street, and the decision maker has found that retaining title to the land is not in the public interest, title thereto shall vest with the person(s) owning the property on each side thereof, as determined by the decision maker. When the road or street that is to be vacated is contained wholly within the plat or binding site plan, and is part of the boundary of the subdivision or binding site plan, title to the vacated road or street shall vest with the owner(s) of property contained within the vacated subdivision or binding site plan.

B. Alteration Criteria for a full subdivision or binding site plan.

1. The alteration may be approved, approved with conditions or denied after a written determination is made whether the public use and interest will be served by the alteration. The decision shall be supported by written findings and conclusion.

2. If any land within the alteration area is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels or tracts, or be levied equitably on the lots resulting from the alteration.

3. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

16.07.070 Time Limitation for Final Decision. A full subdivision or binding site plan vacation or alteration application shall be approved, approved with conditions, or denied within one hundred-twenty (120) days after a complete application has been submitted, unless the applicant consents in writing to an extension of the 120-day time period.

16.07.080 Recording. After approval of the alteration or vacation, the City shall order the applicant to produce a revised drawing of the approved full subdivision or binding site plan alteration or vacation. The Council shall authorize the Mayor to sign the approved alteration or vacation. The City shall file the approved alteration or vacation with the County auditor at the applicant's cost. The alteration or vacation shall replace and supersede the existing lawful plat or final binding site plan for the property.

16.07.090 Alterations to a Short Subdivision

A. General Requirements.

1. Short subdivision alterations apply to those elements which are common to the entire plat.

2. An alteration to a portion of a recorded short plat replaces and supersedes the portion of the original short plat that is contained in the alteration.

3. Additional lots cannot be added except pursuant to RCW Section [58.17.060](#).

B. Required Written Findings and Determinations.

1. The Director shall inquire into the public use and interest proposed to be served by the establishment of the alteration, if any.

2. The application shall follow the Process II Administrative Action procedures pursuant to EMC Section 18.40.070.

3. A proposed short subdivision alteration shall not be approved unless the Director makes written findings that:

a. The alteration conforms to the requirements of RCW Chapter [58.17](#) and the provisions of this Title;

b. The items to be altered do not conflict with the goals and policies of the Comprehensive Plan, applicable community plan(s), and any applicable EMC or state laws; and

c. The public use and interest will be served as a result of the proposed alteration.

C. Approval.

1. The Director has the authority to approve or deny any proposed short subdivision and may impose additional or altered conditions and requirements as necessary to assure that the proposal conforms to the Comprehensive Plan, applicable community plan(s), other applicable EMC provisions, state laws, and the criteria contained in this Section.

2. Approvals shall include a note that states: "This altered short plat supersedes Lot(s) _____ of Short Plat No. _____" and a brief written narrative explaining what is being altered and the reason for such alteration, including identification of the specific change(s) to the recorded document.

3. Appeals from the decision of the Director or designee will be heard by the Hearing Examiner.

D. Recording.

1. After approval of the alteration, the City shall order the applicant to produce a final drawing for signatures and recording.

2. The same department signature blocks shall be provided on the proposed plat alteration as those listed on the original document.

3. The final document for recording shall be signed by the property owner(s).

4. The City shall file the approved alteration with the County auditor at the applicant's cost. The alteration shall replace and supersede the existing lawful Short Plat for the property.

Section 2. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be 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 3. Effective Date. This Ordinance shall become effective five (5) days after publication as provided by law.

ADOPTED by the City Council of the City of _____, signed by the Mayor and attested by the City Clerk in authentication of such passage on this ____ day of _____, 201__.

MAYOR

ATTEST/AUTHENTICATED:

City Clerk

APPROVED AS TO FORM:

City Attorney

DRAFT 6-14-17

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, RELATING TO SUBDIVISIONS, ADDING PROCEDURES FOR ALTERATION OF APPROVED PLATS AND APPROVED BINDING SITE PLANS, DESCRIBING THE ELEMENTS OF A COMPLETE APPLICATION, CRITERIA FOR APPROVAL, EFFECT OF APPROVAL AND REQUIREMENTS FOR RECORDING, PURSUANT TO RCW 58.17.212 AND 58.17.215, ADDING A NEW CHAPTER 16.07 TO THE EDGEWOOD MUNICIPAL CODE.

WHEREAS, the Washington Subdivision Act (hereinafter the “Act”) includes provisions for a vacation and alteration of approved plats (RCW 58.17.212 and 58.17.215); and

WHEREAS, the also allows municipalities to adopt procedures for binding site plans, consistent with RCW 58.17.035; and

WHEREAS, the City of Edgewood has adopted development regulations applicable to plats and binding site plans but does not have any procedures for the vacation and alteration of approved plats or binding site plans; and

WHEREAS, the City SEPA Responsible Official has determined that this Ordinance is categorically exempt from SEPA as affecting only procedural and no substantive standards, pursuant to WAC 197-11-800(19); and

WHEREAS, on _____, 2017, the Planning Commission held a public hearing on this Ordinance and made a recommendation of _____ to the City Council; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meetings on _____ and _____, Now, Therefore, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. A new chapter 16.07 is hereby added to the Edgewood Municipal Code, which shall read as follows:

**Chapter 16.07
Vacation and Alteration
of Approved Plats and Final Binding Site Plans.**

Sections:

- 16.07.010 Purpose.**
- 16.07.020 Administration.**
- 16.07.030 Procedure.**
- 16.07.040 Requirements for a Complete Application.**
- 16.07.050 Criteria for Approval.**
- 16.07.060 Time Limitation for Final Decision.**
- 16.07.070 Recording.**

16.07.010 Purpose. The purpose of this chapter is to regulate and allow vacation or alteration of approved plats (approved short plats and approved final plats) and approved final binding site plans. It does not allow modification or revision of preliminary plats or preliminary binding site plans. The procedure for vacation of plats does not apply to the vacation or alteration of any plat of state-granted tide or shore lands.

When the vacation application is specifically for a city street, the procedures for street vacations in RCW 35.79 RCW shall be utilized for the street vacation. When the application is for the vacation of the plat or binding site plan together with the roads/streets, the procedure for vacation in this chapter shall be used, but vacations of streets subject to RCW 35.79.035 may not be made under this procedure.

16.07.020 Administration. The Director is authorized and directed to administer the provisions of this chapter. The authority to approve, approve with conditions or deny approved plat and final binding site plan vacations or alterations is granted to the **City Council? Hearing Examiner?** after a public hearing.

16.07.030 Procedure. The following steps shall be followed in the processing of approved plat and final binding site plan vacation or alteration applications:

- | | | |
|------------------------|-------|--|
| A. | _____ | Determination of Complete Application; |
| B. | _____ | Notice of Application; |
| C. | _____ | SEPA; |
| D. | _____ | Determination of Consistency; |
| E. | _____ | Notice of Public Hearing (<i>see also</i> , additional public |
| hearing notice below); | | |
| F. | _____ | Preparation of Staff Report; |
| G. | _____ | Public Hearing; |
| H. | _____ | Notice of Decision; and |
| I. | _____ | Administrative <u>Appeal</u> . |

Comment [cm1]: In these blanks, insert the code sections relating to the procedure on the right.

Comment [cm2]: If the City Council makes the decision, there is no administrative appeal. If the Hearing Examiner makes a recommendation/decision, then the appeal is to the Council.

Additional Notice of Public Hearing. In addition to the notice provided above, the City shall provide notice of an application for vacation or alteration to all owners of property within the subdivision (excluding the owners of property submitting the application), and as provided for in RCW 58.17.080 and 58.17.090. The notice shall establish the date of the public hearing.

16.07.040 Requirements for a Complete Application. The following materials shall be submitted to the City for a complete application:

- A. Vacation Application:
1. Date, name, address and telephone number of the applicant and/or property owner;
 2. The reason(s) for the proposed vacation;
 3. Signatures of all parties having an ownership interest in the subdivision or that portion of the subdivision proposed to be vacated;
 4. If the plat or binding site plan is subject to restrictive covenants which were filed at the time of the approval of the plat, and the application for the vacation would result in the violation of a covenant, the application shall include an agreement signed by all parties subject to the covenants, which provides that the parties agree to terminate or alter the restrictive covenants to accomplish the purpose of the vacation of the plat or portion thereof;
 5. Acknowledgement that if any street is included in the application for a vacation, that the applicant shall be required to pay the amount contemplated in RCW 35.79.030, if the vacation is granted;
 6. A copy of the approved plat or binding site plan sought to be vacated, together with all plat or binding site plan amendments recorded since the date of the original approval;
 7. A recent title report for each property affected by the vacation, confirming that the title of the lands as described and shown in the proposed vacation area is in the name of the owner(s) signing the application; and
 8. If the vacation is for a portion of the plat or binding site plan, the applicant must demonstrate that the partial vacation will not violate the terms of plat or binding site plan approval or this Chapter.
 9. Electronic version of all submittal documents on optical disc, flash drive or downloadable from ftp site, in either Adobe PDF or Microsoft Word format.
 10. An application fee as established by City resolution.

Comment [cm3]: Also refer to the City's street vacation procedure. Does the City have one?

B. Alteration Application.

1. Date, name, address and telephone number of the applicant and/or property owner;
2. The reason(s) for the proposed alteration;
3. Signatures of the majority of those persons having an ownership interest in the lots, tracts, parcels, sites or divisions in the plat or binding site plan proposed to be altered;
4. If the plat or final binding site plan is subject to restrictive covenants which were filed at the time of the approval of the plat or final binding site plan, and the application for the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants, providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the plat or final binding site plan;
5. A copy of the approved plat or final binding site plan sought to be altered, together with all recorded plat/binding site plan amendments; and
6. A recent title report for each of the properties affected by the vacation, confirming that the title of the lands as described and shown in the proposed vacation area is in the name of the owner(s) signing the application.
7. If the alteration is for a portion of the plat or final binding site plan, the applicant must demonstrate that the alteration will not violate the terms of plat or final binding site plan approval, or this Chapter.
8. An electronic version of all submittal documents on optical disc, flash drive or downloadable from ftp site, in either Adobe PDF or Microsoft Word format.
9. An application fee.

106.07.050 Criteria for Approval.

A. Vacation Criteria.

1. *Vacation.* The plat or binding site plan vacation may be approved, approved with conditions or denied after a written determination is made whether the public use and interest will be served by the vacation. The decision shall be supported by written findings and conclusions. If any portion of the land contained in the plat or binding site plan was dedicated to the public for public use and benefit, such land, if not already deeded to the City, shall be deeded to the City as a condition of approval, unless the decision-maker makes findings that the public use would not be served in retaining title to those lands. Easements established by a dedication are property rights that cannot be extinguished or altered without the approval of the easement owner or owners, unless the plat, binding site plan or other document creating the dedicated easement provides or an alternative method or methods to extinguish or alter the easement.
2. *Street Vacation.* When the vacation application is specifically for vacation of a City street, the City's street vacation procedures (and/or the procedures in chapter 35.79 RCW) shall be utilized. When the procedure is for the vacation of a plat or binding site plan together with the streets, the vacation procedure in this chapter shall be used, but this procedure

Comment [cm4]: Insert reference here to City's street vacation procedures.

cannot be used to vacate streets if prohibited under RCW 35.79.035 or the City's street vacation ordinance.

3. *Title to Vacated Property.* Title to the vacated property shall vest with the rightful owner as shown on the county records. If the vacated land is land that was dedicated to the public, for public use other than a road or street, and the legislative authority has found that retaining title to the land is not in the public interest, title thereto shall vest with the person(s) owning the property on each side thereof, as determined by the legislative authority. When the road or street that is to be vacated is contained wholly within the plat or binding site plan, and is part of the boundary of the subdivision or binding site plan, title to the vacated road or street shall vest with the owner(s) of property contained within the vacated subdivision or binding site plan.

B. *Alteration Criteria.* The alteration may be approved, approved with conditions or denied after a written determination is made whether the public use and interest will be served by the alteration. The decision shall be supported by written findings and conclusion. If any land within the alteration area is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

16.07.060 Time Limitation for Final Decision. A vacation or alteration application shall be approved, approved with conditions or denied within one hundred-twenty (120) days after a complete application has been submitted, unless the applicant consents in writing to an extension of such time period.

16.07.070 Recording. After approval of the alteration or vacation, the City shall order the applicant to produce a revised drawing of the approved alteration or vacation of the short plat, final plat or final binding site plan. The Council shall authorize the Mayor to sign the approved alteration/vacation of the short plat, final plat or final binding site plan. The City shall file it with the County auditor at the applicant's cost, and the same shall be the lawful plat or final binding site plan for the property.

Section 2. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be 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 3. Effective Date. This Ordinance shall become effective five days after publication as provided by law.

ADOPTED by the City Council of the City of _____, signed by the Mayor and attested by the City Clerk in authentication of such passage on this ____ day of _____, 201_.

MAYOR

ATTEST/AUTHENTICATED:

City Clerk

APPROVED AS TO FORM:

City Attorney