



**CITY OF EDGEWOOD
REGULAR COUNCIL MEETING AGENDA**

May 14, 2019 – 7:00 pm. ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Pledge of Allegiance, Roll Call, Additions/Deletions

2. SWEARING IN OF NEWLY APPOINTED COUNCILMEMBER

**Break for cookies and pictures*

3. PUBLIC HEARING

 **AB19-016 –Ordinance No. 19-0547 – Interim Zoning**

4. AUDIENCE COMMENT

5. MAYOR’S REPORT

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

The following items are presented for Council approval:

- A.** Regular City Council Meeting Minutes of April 23, 2019,
- B.** Study Session Meeting Minutes of April 30, 2019 2019,
- C.** Study Session Meeting Minutes of May 7, 2019.
- D.** Review of Commission, Committee and Board meeting minutes of April 2019.
- E. AB19-017**, a motion approving May 2019 Budgeted Expenditures as follows: Deferred Compensations Program; Payroll Direct Deposit; Dept. of Retirement Systems; AWC Employee Benefit Trust; and IRS 941 ACHs in the amount of \$124,774.01; and Vendor Check Numbers 23797 through 23822 with EFT and Direct Pay Payments in the amount of \$573,860.51. Adjustment for void check #23783 in the amount of <\$2300.21>. Total distributions submitted for review & authorization in the amount of \$696,334.31.

7. COUNCIL BUSINESS

- A.  AB19-0547**, a motion to adopt a modification to Ordinance No. 19-0547 relating to land use and zoning, adopting an emergency interim zoning ordinance on the acceptance of applications for new residential/multi-family development in the town center, commercial, mixed use residential, and business park zones, for a period of six months, all as allowed by RCW 35A.63.220 and RCW 36.70A.390, establishing a date for the public hearing on the interim zoning ordinance, providing for severability and declaring an emergency necessitating immediate adoption of the interim zoning ordinance.

8. COUNCIL COMMENTS

9. ADJOURN



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Interim Zoning Ordinance Public Hearing		Agenda Item #:		AB19-016
		For Agenda of:		May 14, 2019
		Prepared by:		Darren Groth
ATTACHMENTS (list): ☑ Exhibit 1: Ordinance No. 19-0547 ☑ Exhibit 2: Ordinance No. 15-0450 ☑ Exhibit 3: Ordinance No. 17-0496				
Approval of Materials:				
Mayor, Daryl Eidinger		☑	Expenditure Required:	
Asst. City Administrator, Dave Gray		☑	Amount Budgeted:	
City Attorney, Carol Morris		☑	Appropriation Required:	
City Clerk, Rachel Pitzel		☑	Timeline: May 07 Study Session Initial Discussion May 14 Public Hearing May 14 Action Item	
Community Development Director, Darren Groth		☑		
Public Works, Jeremy Metzler		☑		
Police Chief, Micah Lundborg		☑		
Fiscal Note/Consideration: N/A				
SUMMARY STATEMENT: On April 9, 2019, Council adopted Ordinance 19-0547, which adopted an emergency interim zoning ordinance on the acceptance of applications for new residential/multi-family development in the TC, C, MUR, and BP zones for a period of six months. Ordinance 19-0547 allows the City Council to consider whether the amount and type of residential/multi-family development in the TC, C, MUR, and BP zones should be modified. May 7th was the study session where the Council, Mayor, and staff were all present to discuss how the City will complete all of the “whereas” activities described in Ordinance 19-0547. Ordinance 19-0547 requires City Council to hold a public hearing on the interim zoning ordinance within 60 days after adoption. Since the ordinance was adopted on April 9 and the hearing is scheduled for May 14, this provisions will be satisfied. Unless modified (or terminated), the City will continue to prohibit the submission and/or processing of all non-exempt development applications for residential and multi-family residential uses in the TC, C, MUR, and BP zoning districts. While the interim zoning is in effect, the City Council will direct the City staff to consider all relevant facts. This public hearing allows City Council to hear from Edgewood citizens in order to allow City Council to determine whether the amount and type of residential/multi-family development in the TC, C, MUR, and BP zoning districts should be modified. To help distinguish between the current and ongoing construction occurring on projects submitted prior to the adoption of City Ordinance Number 15-0450 in October 2015 and the requirements for any project submitted after the adoption of City Ordinance Number 17-0496 in April of 2017, both ordinances are included as exhibits. These two ordinances are provided with the intent of helping to illustrate how any new application must develop, even if Edgewood has not yet seen any commercial or residential projects submitted and start construction per these revised development standards.				
RECOMMENDED ACTION: Hold a public hearing to solicit input on the emergency interim zoning ordinance, City Ordinance Number 19-0547, to help City Council’s deliberation on whether to extend, modify, or terminate the ordinance.				

ORDINANCE NO. 19-0547

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, RELATING TO LAND USE AND ZONING, ADOPTING AN EMERGENCY INTERIM ZONING ORDINANCE ON THE ACCEPTANCE OF APPLICATIONS FOR NEW RESIDENTIAL/MULTI-FAMILY DEVELOPMENT IN THE TOWN CENTER (TC), COMMERCIAL (C), MIXED USE RESIDENTIAL (MUR) AND BUSINESS PARK (BP) ZONES, FOR A PERIOD OF SIX MONTHS, ALL AS ALLOWED BY RCW 35A.63.220 AND RCW 36.70A.390, ESTABLISHING A DATE FOR THE PUBLIC HEARING ON THE INTERIM ZONING ORDINANCE, PROVIDING FOR SEVERABILITY AND DECLARING AN EMERGENCY NECESSITATING IMMEDIATE ADOPTION OF THE INTERIM ZONING ORDINANCE

WHEREAS, pursuant to chapter 35A.63 RCW and chapter 36.70A RCW, the City of Edgewood has established various zoning districts to ensure orderly and appropriate land use development consistent with the City's Comprehensive Plan; and

WHEREAS, the City has established four zoning districts that allow multi-family residential, commercial, light industrial, professional offices, employment uses, senior housing/apartments and retail, which are the Town Center (TC), Commercial (C), Multi-Use Residential (MUR) and Business Park (BP) zoning districts; and

WHEREAS, in the last five years, the City has experienced a large number of permit applications for residential uses and multi-family development (that was not paired with retail or commercial uses) in these four zones; and

WHEREAS, the City Council is concerned that unless there is a temporary prohibition on residential and multi-family residential uses that is not paired with retail or commercial uses within from these four zones, that there will not be any available property left in these zones for commercial and retail uses to locate in the City; and

WHEREAS, the Edgewood City Council may adopt an interim zoning ordinance to be in effect immediately and extend for a period of up to six months, as long as it holds a public hearing on the proposed interim zoning ordinance within sixty days after adoption and subsequently adopts findings of fact to support the interim zoning ordinance (RCW 35A.63.220, RCW 36.70A.390); and

WHEREAS, an interim zoning ordinance would still allow property owners to submit applications for some development in the affected zones; and

WHEREAS, the City Council wishes to maintain the status quo with this interim zoning ordinance by prohibiting the submission and/or processing of non-exempt development applications for residential and multi-family residential uses in these zones for a six-month period of time; and

WHEREAS, during this six-month period, the Council will consider whether the amount and type of residential/multi-family development in the TC, C, MUR and BP zones should be modified; and

WHEREAS, while the interim zoning is in effect, the City Council will direct the City staff to consider all relevant facts, perform SEPA and all necessary analyses to determine whether a permanent zoning ordinance should be adopted;

WHEREAS, during this six-month period, an ordinance which includes these modifications will be drafted processed according to applicable law, which will include public notice of public hearings, SEPA and consideration/action on the final draft of the ordinance by the City Council; and

WHEREAS, the City's SEPA Responsible Official has determined that this ordinance must be adopted on an emergency basis under WAC 197-11-880 (but the City Responsible Official will comply with SEPA within the next 60 days); and

WHEREAS, the City Council considered this ordinance during the Council's regular meeting of April 8, 2019;

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

Section 1. Purpose. The purpose of this Interim Zoning Ordinance is to allow the City adequate time to complete the activities described in the "whereas" sections in this Ordinance, which are hereby incorporated herein by this reference. These activities must be performed while an interim zoning ordinance prohibiting the submission and processing of non-vested applications for residential and multi-family development in the Town Center, Commercial, Mixed Use Residential and Business Park zoning districts is in place. The City Council finds that the adoption of an interim zoning ordinance for a six-month period will serve the public interest.

Section 2. Interim Zoning Imposed. Except as set forth in Section 3 of this Ordinance, the City Council hereby prohibits the City's acceptance and processing of the following applications/approvals submitted for any residential or multi-family residential uses on property located in the following zones: Town Center (TC), Commercial (C), Mixed Use Residential (MUR) and Business Park (BP):

A. Preliminary plats, subdivisions, short plats, short subdivisions, binding site plans, vacation of plats, alteration of plats;

B. Any type of land use approval, including, but not limited to, building permits, conditional use permits, variances, site plans site development approvals, critical areas permits.

Section 3. Exceptions. This interim zoning ordinance shall not apply to the following:

A. The processing and issuance of a permit/approval for preliminary plats, subdivisions, short subdivisions, short plats, binding site plans or building permits, where the fully complete, valid application for the permit/approval was filed with the City prior to the effective date of this Ordinance;

B. Permit applications for accessory uses and structures associated with existing residential dwelling units;

C. Applications for final plats, final short plats and approvals for any other site improvements directly necessary to obtain approval of the final plat for final short plat, where a fully complete, valid preliminary plat or short plat applications was submitted prior to the effective date of this Ordinance;

D. Permit applications for single-family detached residential uses in the Mixed Use Residential zone; and

E. Permit applications for residential and/or multi-family residential uses in any zone other than Town Center, Commercial, Mixed Use Residential and Business Park.

Section 4. Public Hearing. The City Clerk is hereby authorized and directed to provide the necessary public notice and schedule a public hearing on this interim zoning ordinance to be held during the City Council's regular meeting of May 14, 2019, or

within 60 days of the adoption of this Ordinance, as provided in RCW 35A.63.220 and RCW 36.70A.390. After the public hearing, the City Council may adopt additional legislative findings in support of this Ordinance and/or otherwise modify the provisions of this interim zoning ordinance.

Section 5. Declaration of Emergency. This interim zoning ordinance must be adopted to be effective immediately in order to preserve the status quo while the City reviews and revises, as appropriate, its current development regulations and comprehensive plan relating to residential and multi-family residential development in the TC, C, MUR and BP zones, and to prevent new residential/multi-family residential permit applicants from potentially establishing vested rights inconsistent with the City's future regulatory framework to be considered and adopted while the interim zoning ordinance is effective. The findings and conclusions above are adopted by the City Council in support of the designation of this ordinance as a public emergency necessary for the protection of the public health, public safety, public property and public welfare. This ordinance shall take effect immediately upon adoption by the Council, by a vote of a majority of the Council plus one, and shall remain effective for six months unless earlier terminated by the City Council.

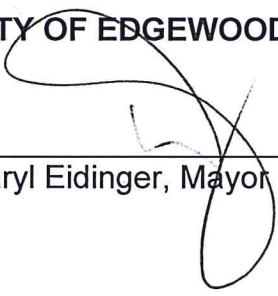
Section 6. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or unconstitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 7. Publication. This Ordinance will be published by an approved summary consisting of the title.

Section 8. Effective Date. This Ordinance has been passed by a majority plus one vote of the whole membership of the City Council, and shall take effect and be in force immediately upon passage.

PASSED BY THE EDGEWOOD CITY COUNCIL ON THIS 9TH DAY OF APRIL 2019.

CITY OF EDGEWOOD



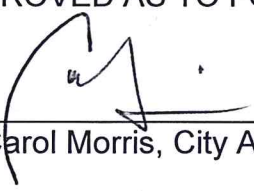
Daryl Eidinger, Mayor

ATTEST/AUTHENTICATED:

By: 

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

By: 

Carol Morris, City Attorney

Published: April 12, 2019
Effective: April 9, 2019

ORDINANCE NO. 15-0450

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, ADOPTING INTERIM ZONING AMENDMENTS TO CHAPTER 18.80.080 EMC PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390; AMENDING THE CITY'S REGULATIONS CONCERNING - TOWN CENTER, COMMERCIAL, MIXED USE RESIDENTIAL AND BUSINESS PARK ZONING DISTRICTS - TABLE 2: DEVELOPMENT STANDARDS ON A TEMPORARY BASIS WHILE THE CITY FORMALLY STUDIES AND EVALUATES POTENTIAL PERMANENT AMENDMENTS; REQUIRING RESIDENTIAL PROJECTS PROPOSED IN THE TOWN CENTER ZONE TO INCLUDE A MIX OF USES; SCHEDULING A POST ADOPTION PUBLIC HEARING; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Edgewood Municipal Code (EMC) Title 18 - Development Standards, regulates development standards in the City of Edgewood; and

WHEREAS, the City Council has held numerous discussions during regularly scheduled Council meetings since March 2015 regarding the Comprehensive Plan, mixed use development, and the City's development regulations pertaining to the Meridian Corridor and Town Center zoning districts; and

WHEREAS, the City Council approved a scope of work and work plan with 3 Square Blocks to further review the regulatory options in the Town Center zoning District at the June 23, 2015 regular Council meeting; and

WHEREAS, the Planning Commission reviewed a draft report "City of Edgewood: Draft Town Center Regulatory Review" at their August 17, 2015 Planning Commission meeting providing additional input to staff and the consultant team; and

WHEREAS, the City Council reviewed the draft report "City of Edgewood: Draft Town Center Regulatory Review" at their August 18, 2015 regular Council meeting and took public comments on this discussion item; and

WHEREAS, the City Council and Planning Commission conducted a joint special meeting on September 21, 2015 to further review the regulatory options, concerns and potential changes to the City's development regulations; and

WHEREAS, the Edgewood City Council discussed and reviewed potential changes to the City's development regulations at the October 20, 2015 Council study session; and

WHEREAS, the interim development regulations as proposed would require that a portion of any residential use proposed in the Town Center zone would require a component of mixed uses as currently allowed under the City's development regulations, and envisioned under the City's Comprehensive Plan; and

WHEREAS, as a result of the City's efforts, numerous Council and Planning Commission meetings the public has had opportunity to participate in the review process and all persons desiring to comment during these scheduled meetings were given a full and complete opportunity to be heard; and

WHEREAS, the City Council desires to amend the City's current development regulations set forth under EMC 18.80.080 pertaining to mixed use regulations in the Town Center zoning district; and

WHEREAS, the City Council finds that the interim zoning amendments to the Edgewood Municipal Code set forth herein are consistent with and will implement the City's Comprehensive Plan.

WHEREAS, a State Environmental Policy Act (SEPA) checklist was prepared and a Determination of Nonsignificance (DNS) was issued, a legal notice was published in the City's official newspaper on September 4, 2015, and no appeals were filed; and

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

Section 1: Findings. The above recitals, together with the documentation contained in File 4646, Agenda Bill No. 14-0414, and the Planning Commission recommendation of January 6, 2014, are hereby adopted by reference as legislative findings in support of this ordinance. The City Council further enters the following additional findings.

A. The interim code amendments set forth herein are consistent with the City's Comprehensive Plan and bear a substantial relation to the public health, safety and welfare.

B. The interim code amendments set forth herein are in the best interest of City of Edgewood residents.

C. The interim code amendments set forth herein satisfy all relevant criteria for approval and adoption, including but not limited to the standards codified in EMC 18.40.120 and EMC 18.60.010.

D. The interim code amendments set forth herein have been processed, reviewed, considered and adopted in material compliance with all applicable state and local procedural requirements, including but not limited to the requirements codified in Title 18 EMC and Chapter 36.70A RCW.

E. All relevant procedural requirements of the State Environmental Policy Act have been satisfied with respect to this ordinance.

Section 2: Interim Amendment to EMC 18.80.080 EMC. Section 18.80.080 (D) of the Edgewood Municipal Code is hereby amended to provide in its entirety as depicted in attached "Exhibit A", attached hereto and incorporated herein by reference as if set forth in full.

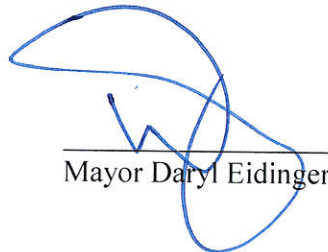
Section 3: Transmittal to State. Pursuant to RCW 36.70A.106, the City Clerk is directed to send a copy of this ordinance to the Washington State Department of Commerce for its files within ten (10) days after adoption of this Ordinance.

Section 4: Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5: Public Hearing. A public hearing on the interim regulations set forth herein is hereby scheduled for November 24, 2015 at 7:00 p.m. in the City Council Chambers of Edgewood City Hall. The City Clerk is authorized and directed to provide notice of said hearing in accordance with applicable standards and procedures. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council may adopt additional legislative findings in support of this ordinance at the conclusion of said hearing.

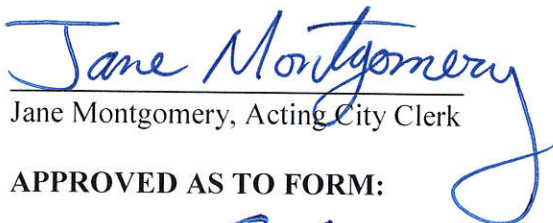
Section 6: Effective Date; Sunset. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication. This interim amendments set forth herein shall remain effective for a period of six months unless terminated earlier or subsequently extended by the City Council. PROVIDED, that the City Council may, in its sole discretion, renew said amendments for one or more six month periods in accordance with state law.

ADOPTED BY THE CITY COUNCIL ON OCTOBER 27, 2015



Mayor Daryl Eiding

ATTEST/AUTHENTICATED:



Jane Montgomery, Acting City Clerk

APPROVED AS TO FORM:



J. Zachary Lell, City Attorney

Date of Publication: October 29, 2015
Effective Date: November 3, 2015

CITY OF EDGEWOOD
2224 104th Avenue East, Edgewood, WA 98372
(253) 952-3299 Fax: (253) 952-3537

LEGAL NOTICE

October 28, 2015

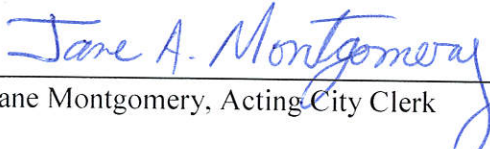
NOTICE OF ORDINANCE ADOPTED BY EDGEWOOD CITY COUNCIL

The following is a summary of an Ordinance adopted by the City of Edgewood City Council on the 27th day of October, 2015, and shall take effect and be in full force five (5) days from the date of publication in the City's official newspaper.

ORDINANCE NO. 15-0450

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, ADOPTING INTERIM ZONING AMENDMENTS TO CHAPTER 18.80.080 EMC PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390; AMENDING THE CITY'S REGULATIONS CONCERNING - TOWN CENTER, COMMERCIAL, MIXED USE RESIDENTIAL AND BUSINESS PARK ZONING DISTRICTS - TABLE 2: DEVELOPMENT STANDARDS ON A TEMPORARY BASIS WHILE THE CITY FORMALLY STUDIES AND EVALUATES POTENTIAL PERMANENT AMENDMENTS; REQUIRING RESIDENTIAL PROJECTS PROPOSED IN THE TOWN CENTER ZONE TO INCLUDE A MIX OF USES; SCHEDULING A POST ADOPTION PUBLIC HEARING; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

The full text of the Ordinance is available at Edgewood City Hall, 2224 104th Avenue East, Edgewood, WA 98372. (253) 952-3299.



Jane Montgomery, Acting City Clerk

Date of Publication: October 29, 2015
Effective Date: November 3, 2015

Ordinance 15-0450

EXHIBIT “A”

18.80.080 Town Center, Commercial, Mixed Use Residential and Business Park zoning districts.

Amendment of 18.80.080 (D):

....

D. Development Standards. This subsection establishes the development standards that apply to the zones described. Please note that the provisions below include both minimum and maximum standards, as well as certain standards, such as height and floor area ratio, that may be modified up to the limits stated herein if certain development intensity bonus options elements (as provided for in Table 3) are included in the proposal.

Table 2: Development Standards Table

	TC	C	MUR	BP
Standards (1)				
Maximum Height (without any bonus) (2)	45 feet	35 feet	35 feet	35 feet
Maximum Height (with FAR Bonus) (2)	55 feet (minimum 3:1 FAR)	45 feet (minimum 1.5:1 FAR)	35 feet	35 feet
Maximum Residential Net Density – Single Use Project (2)	N/A	N/A	24 D.U./acre	N/A
Maximum Residential Net Density – If Part of a Mixed Use Project (3)	Controlled by maximum height, FAR and Building Code	48 D.U./acre	48 D.U./acre	N/A (2)
Minimum Residential Net Density (4)	16 D.U./acre	N/A	10 D.U./acre	N/A
Minimum Lot Frontage Occupied	50%	35%	35%	None

Table 2: Development Standards Table

	TC	C	MUR	BP
by a Building (5)				
Minimum Setback to TC, C, MUR or BP Zones (6)	None	None	None(7)	None, except 20 feet for light industrial
Minimum Setbacks to Zones Other Than TC, C, MUR or BP (8)	25 feet	25 feet	20 feet	25 feet
Maximum Floor Area Ratio (FAR) with Bonus Features(9)	4:1	3:1	2:1(10)	2:1
Maximum Floor Area Ratio (FAR) without Bonus Features (11)	1:1	0.5:1	0.5:1(10)	0.5:1
Maximum Impervious Surface Coverage (12)	90%	85%	75%	80%

Table 2: Development Standards Exceptions and Notes.

(1) Mixed Uses. Commercial and residential uses shall be developed in the same project site either in the same building (preferred) or separate buildings. Commercial uses shall constitute a minimum of 10 percent of the gross floor area of the development, not including garage or service areas. Sixty percent of the building's street facing facades, not including parking entrances and loading areas, shall be developed with retail, restaurant or personal service uses.

Provided, a project in the TC zoning district that includes 100% of the ground floor for any mixed use adjacent to a principal arterial equal to 60% of the longest frontage length shall meet the requirement for a mixed use project.

(2) Multifamily use in BP zones requires a CUP and is limited to multifamily as allowed. Residential use only allowed in Commercial zone if part of mixed use project.

- (3) To qualify for mixed use bonus, uses must be developed in same project either as vertical or horizontal mixed use.
- (4) Minimum density only applies for single use residential projects.
- (5) For building lots fronting directly on Meridian the minimum lot frontage occupied by a building in all zones is 35 percent.
- (6) Setbacks may be necessary to accommodate utility easements or to accommodate required landscaping.
- (7) Setbacks for Single-Family Detached Dwellings shall be as follows:
 - i. Front yard/street setback: 15 feet.
 - ii. Garage setback: 20 feet.
 - iii. Principal arterial and state highway setback: 25 feet.
 - iv. Rear yard setback: 10 feet.
 - v. Interior setback: 5 feet or shall meet the minimum fire separation required per the International Fire Code (IFC) as adopted by the City of Edgewood.
- (8) Twenty-foot setback required from any public property other than a street.
- (9) See Table 3: Development Intensity Bonus Options necessary to achieve maximum FAR.
- (10) FAR does not apply to Single-Family Detached Dwelling or Cottage Housing.
- (11) There is no minimum FAR in the TC, C, MUR or BP zones.
- (12) Director and city engineer may establish administrative rules for allowing partial credit for pervious paving materials.

The following optional features may be used alone or in combination to increase the allowed height and floor area ratio (FAR) up to the maximum limits identified in Table 2 (subsection (D) of this section). Table 3 below identifies the allowed FAR bonus and any additional requirements pertaining to the described bonus feature.

Table 3: Development Intensity Bonus Options

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
1. Parallel Road Network	1.5	Dedication and construction of those portions of the adopted parallel road network that are within or adjacent to the subject property. Design shall be consistent with the adopted street standards, including, but not limited to, travel lanes, on-street parking, landscaping and sidewalk.
2. Significant Public Plaza or Public Green Space	1.0	Available in the Town Center district only, and at the discretion of the director. Location and design shall be consistent with Town Center and Meridian Avenue Corridor master plan, and if possible, complementary to any planned public plaza or development. Must be a minimum of five percent of the interior floor area of the development and no less than 1,500 square feet. This bonus must be in addition to any pedestrian-oriented space as required in subsection (F) of this section and EMC <u>18.95.030</u> or as required by any underlying land use approval.
3. Through Block Connection or Alley Enhancement	1.0	A pedestrian walkway and accompanying landscaping that shall be at least 15 feet wide and extend along a property line or through a site to allow the public to pass from one street to another street or an alley. The surface shall consist of stone, unit pavers or textured concrete, with pedestrian scale lighting at least every 50 feet.
4. Mixed Use Development	1.0	Ground floor commercial with minimum of 12 feet in height measured from finished floor to finished ceiling and residential uses on upper floors at or above minimum residential density. Note additional required standards for pedestrian-oriented ground floor commercial in No. 8 below shall also apply.
5. Structure Parking, Below Grade	1.0	At least 80 percent of the parking shall be contained within a structure that is below grade.
6. Affordable Housing	1.0	For all new development within the Town Center, total square footage may be increased by two square feet for every one square foot of affordable housing (for a maximum of 1.0 FAR in bonus) provided an affordable housing plan (AHP) is developed and submitted to the director for review and approval. The developer shall commit to implementing the AHP as a part of a signed comprehensive

Table 3: Development Intensity Bonus Options

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
		development agreement with the city. This agreement shall be reviewed by a housing consultant or nonprofit group at the expense of the applicant with recommendations made to the director prior to any city commitment to that agreement.
7. Other Public Plaza or Public Green Space	0.75	Location and design shall be consistent with Town Center and Meridian Avenue Corridor master plan and any planned public plaza or development. Must be a minimum of two percent of the interior floor area of the development and no less than 500 square feet. This bonus must be in addition to the minimum pedestrian-oriented space requirement in subsection (F) of this section and EMC <u>18.95.030</u> .
8. Ground Floor Pedestrian-Oriented Commercial	0.75	Ground floor commercial with minimum of 12 feet in height measured from finished floor to finished ceiling. Buildings shall include windows with clear vision glass on at least 50 percent of the area between two and 12 feet above grade for all ground floor building facades that are visible from an abutting street. Weather protection with a minimum of six feet in depth shall be provided over sidewalks and pedestrian connections on 80 percent of the length of the building frontage. This bonus feature may not be used in conjunction with No. 3 above.
9. Structured Parking, At Grade or Above Grade	0.75	At least 80 percent of the parking shall be contained within a structure. The structure may be part of the building or a separate structure. The structure shall be designed to minimize visibility of the parking area from the street. The street level floor shall be mixed use.
10. LEED Gold Certification (or Better)	0.75	As certified by the USGBC. Applicant is responsible for providing LEED precertification submittal documentation and annotated checklist to the city. City will review documentation at the applicant's expense. If accepted, the city will make this a condition of approval of the subsequent building permit.
11. Multi-Modal Pathway	0.5	A pathway for the movement of pedestrians and bicyclists that is consistent with the Town Center and Meridian Avenue Corridor master plan, transportation plan, and city's parks and recreation plan and approved by city staff.

Table 3: Development Intensity Bonus Options

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
12. Public Meeting Room	0.5	Available in the Town Center district only. A room available to the community for meetings and events. The size shall be a minimum of 500 square feet, with windows on at least one side and shall be directly accessible from the outside or by a controlled lobby that allows public access.
13. LEED Silver Certification	0.5	As certified by the USGBC. Applicant is responsible for providing LEED precertification submittal documentation and annotated checklist to the city. City will review documentation at the applicant's expense. If accepted, the city will make this a condition of approval of the subsequent building permit.
14. Water Feature	0.25	A decorative water feature shall be equivalent to at least one percent of the project's construction cost and shall be directly accessible and visible to the public by being adjacent to a plaza, sidewalk, pathway or through-block connection. Documentation shall be provided of construction value and the cost of the water feature.
15. Exterior Art Element	0.25	Exterior art element shall be equivalent to at least one percent of the total value of the project's construction cost. Such elements include but are not limited to sculptures, bas-reliefs, metalwork and murals. Documentation shall be provided of the construction value and the value of the art as appraised by an art appraiser. Art elements shall be visible to the public at all times and will be reviewed and approved by an arts body designated by the city.

ORDINANCE NO. 17-0496

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, RELATING TO LAND USE AND ZONING IN THE TOWN CENTER, COMMERCIAL, AND MIXED USE RESIDENTIAL ZONES, AMENDING SECTION 18.80.080 OF THE EDGEWOOD MUNICIPAL CODE INCLUDING REVISING THE USE TABLE, DENSITIES, AND LOCATION OF MIXED USES, PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council accepted the Town Center and Meridian Corridor Master Plan in Fall of 2004, which established a vision for the Town Center and Meridian Corridor; and

WHEREAS, the City Council incorporated the concepts of the 2004 Town Center and Meridian Corridor Master Plan into the 2015 Comprehensive Plan that helped to define the zones within the Meridian Corridor including the Town Center, Commercial and Mixed Use Residential zones based on the vision of the Master Plan; and

WHEREAS, the Edgewood City Council upon entitlement approval and construction of several new single-use apartment projects beginning in 2015 in the Town Center, Commercial and Mixed Use Residential zones voiced concern over a loss of opportunity to realize the vision from the 2004 Town Center and Meridian Corridor master plan; and

WHEREAS, the existing code allows single-use multifamily residential without requiring a proportional commercial or mixed use component in conflict with the City's established vision for the Town Center and Meridian Corridor; and

WHEREAS, the Edgewood Municipal Code (EMC) Section 18.80.080 Town Center, Mixed Use Residential, Commercial, and Business Park zoning districts regulates development standards for these zones in the City of Edgewood; and

WHEREAS, the Edgewood City Council held numerous discussions during regularly scheduled Council meetings starting in March 2015 regarding ways to preserve commercial development opportunities in the Meridian Corridor on single-use residential projects without prohibiting the development of said projects, the City's development regulations pertaining to the Meridian Corridor and Town Center, Commercial, and Mixed Use Residential zoning districts, and the City's Comprehensive Plan Goals and Policies; and

WHEREAS, the Edgewood City Council approved a scope of work and authorized City Staff to work with 3 Square Blocks, a consulting firm, to further review regulatory options for the Town Center zone; and

WHEREAS, the Planning Commission held numerous meetings reviewing the results from reports generated by 3 Square Blocks and Community Attributes Inc, discussing various methods to preserve commercial development opportunities in the Town Center as well as Commercial and Mixed Use Residential zoning districts; and

WHEREAS, the Edgewood City Council and Planning Commission conducted a joint special meeting on September 21, 2015 to further review the regulatory options, concerns and potential changes to the City's development regulations; and

WHEREAS, the Edgewood City Council enacted Ordinance No. 15-0450, adopting interim Chapter 18.80 EMC code amendments for a duration of 6 months, with an effective date of November 3, 2015 sunset date of May 3, 2016; and

WHEREAS, to allow additional study of potential TC, C, and MUR zoning code changes, the Edgewood City Council enacted two extensions of the interim chapter (via Ordinance No. 16-0460 and Ordinance No. 16-0479) that sunset on April 20, 2017; and

WHEREAS, the Edgewood City Council approved a scope of work and authorized City Staff to work with Community Attributes Inc. (CAI) to help determine retail opportunities in the City given current trends and to determine what code changes may be appropriate given the findings; and

WHEREAS, the CAI technical analysis identified opportunity for Edgewood to increase its share of retail, commercial, and mixed use development capture in the region; and

WHEREAS, the City Council and Planning Commission met several times to discuss the CAI analysis, options provided by Three Square Blocks, the Comprehensive Plan goals and policies for the Town Center and Meridian Corridor, consistent with the 2004 Town Center Master Plan; and

WHEREAS, the Planning Commission reviewed a DRAFT code amendment to Section 18.80.080 - Town Center, Commercial, Mixed Use Residential and Business Park zoning districts at the February 27th and March 6, 2017 regular Planning Commission meetings; and

WHEREAS, the proposed DRAFT code amendment to Section 18.80.080 – Town Center, Commercial, Mixed Use Residential and Business Park zoning districts identifies a clear process to implement the City's vision from the Comprehensive Plan and Town Center Meridian Corridor Master Plan, requiring preservation of space for, or development of, retail- or office-type commercial uses in single-use multifamily residential proposals; and

WHEREAS, a State Environmental Policy Act (SEPA) checklist was prepared and a Determination of Nonsignificance (DNS) was issued, a legal notice was published in the City's official newspaper on March 4, 2017, and no appeals were filed; and

WHEREAS, the Washington State Department of Commerce granted expedited review of the proposed changes on March 13, 2017; and

WHEREAS, on March 20, 2017, the Planning Commission held a public hearing to receive public comments on the proposed changes to the Town Center, Commercial, Mixed Use Residential and Business Park zoning districts code; and

WHEREAS, as a result of the City's efforts, numerous Council and Planning Commission meetings the public has had opportunity to participate in the review process and all persons desiring to comment during these scheduled meetings were given a full and complete opportunity to be heard; and

WHEREAS, the Planning Commission unanimously recommended changes to EMC 18.80.080 following the public hearing during regular commission business; and

WHEREAS, the City Council reviewed the Planning Commission's recommendation at the March 21, 2018 Study Session; and

WHEREAS, the City Council unanimously moved the DRAFT ordinance through first reading at the March 28, 2017 regular council meeting; and

WHEREAS, the City Council reviewed the Ordinance and discussed the upcoming public hearing regarding the DRAFT ordinance at the April 4, 2017 Council Study Session; and

WHEREAS, on April 11, 2017, the City Council held a public hearing to receive public comments on the proposed changes to the Town Center, Commercial, Mixed Use Residential and Business Park zoning districts code; and

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

Section 1. Findings. The recitals above are hereby adopted as legislative findings in support of this ordinance. The City Council further adopts by reference previously held study session staff reports of September 29, 2015, March 15, 2016, April 5, 2016, August 30, 2016, January 29, 2017, March 21, 2017, April 4, 2017 as well as Council regular sessions on October 27, 2015, April 12, 2016, March 28, 2017 and April 11, 2017 as well as the Planning Commission recommendations of March 20, 2017 and the included agenda bill as additional findings.

Section 2. EMC 18.80.080 of the Edgewood Municipal Code is hereby amended to provide in its entirety as follows:

Table 1: Permitted Use Table

	TC	C	MUR	BP
Use Categories				
Residential (1)				
Dwelling Unit, Accessory	NP	NP	P (1a)	NP
Dwelling Unit, Single-Family Attached	NP	C	P	NP

	TC	C	MUR	BP
Dwelling Unit, Single-Family Detached or Cottage Housing	NP	NP	P	NP
Dwelling Unit, Multifamily	P	P	P	C (1c)
Senior Citizen Assisted Housing	P	P	P	C (1c)
Commercial (2)				
Day Care Center or Home	P	P	P	P
Drive-Through Use	C	P	P	P
Gambling and Card Rooms	NP	P	NP	NP
Home Business	P	P	P	NP
Personal and Beauty Services	P	P	P	P
Professional Office	P	P	P	P
Retail Trade and Services – less than 50,000 sq. ft. for all structures (5)	P (4)	P	P (3)(4)	P (3)
Retail Trade and Services – over 50,000 sq. ft. for all structures	C (4)	P	NP	C
Storage/Self-Storage	NP	P (11)	C (11)	P
Temporary Lodging, Hotel, Motel and Bed and Breakfast	P	P	C	C
Recreation/Cultural				
Cinema, Performing Arts and Museums	P	P	P	NP
Group Assembly/Meeting Hall	P	P	C	P
Private Recreation, Indoor or Outdoor	C	P	P	P
Religious	C	P	C	P
Health Services				
Hospital or Emergency Care Facility	C	C	NP	C
Medical Office/Outpatient Clinic	P	P	P	P
Nursing and Personal Care Facility	C	P	C	P
Group Home – Type I (1b)	P	P	P	NP

	TC	C	MUR	BP
Group Home – Type II and III (1b)	NP	C	NP	NP
Agriculture (5)				
Animal or Crop Processing	NP	NP	NP	C
Family Farm	C	P	P	P
Industrial/Manufacturing (6)				
Light Industrial and Light Manufacturing	NP	C (7)	C (7)	P (7)
Heavy Industrial and Heavy Manufacturing	NP	NP	NP	NP
Civic and Other (8)				
Administrative Government Facilities	P	P	P	P
Essential Public Facilities	NP	P	C	P
Major Utility Facility	NP	C	C	C
Minor Utility Facility	P (9)	P	P	P
Public Park	P	P	P	P
Schools: Compulsory, Vocational and Higher Education	P	P	P	P
Wireless Communication Facilities (10)	C	C	C	C

I. Permit Use Conditions. (Use notes from Table 1 above.)

(1) Residential uses subject to the requirements of EMC Title 16, Subdivisions.

a. Accessory unit is only allowed in association with a single-family detached unit.

b. Subject to the provisions of EMC 18.70.050(D), (E) or (F).

c. Provided that multifamily use in BP zone is subject to the development standards contained in Chapter 18.95 EMC.

(2) Sexually oriented business is only allowed in the BP district with a conditional use permit.

(3) This use is further restricted to a maximum of 20,000 gross square feet within the MUR and BP districts.

(4) Services, sales, storage and operations other than customer parking and “sidewalk” style merchandise display and outdoor seating must be fully contained within a structure. Gasoline service stations are not permitted in the Town Center.

(5) Farmer’s markets, farm stands and public markets are permitted in all districts. If such a market is temporary, then it requires a temporary use permit.

(6) The director shall determine whether a use is classified as light industrial or heavy industrial based on the industrial classification and its potential to cause negative impacts on residential, civic and commercial uses.

(7) All structures for light industrial uses must meet the required setbacks, landscaping and all other standards contained in this chapter. Equipment storage and manufacturing activities shall be enclosed in a structure or fully screened with Type I landscaping from Meridian Avenue. Warehouse and distribution uses require a conditional use permit in the Commercial district.

(8) Maintenance yards, substations and solid waste transfer stations are not permitted outside of the BP district and must be fully screened with 20 feet of Type IV landscaping.

(9) Minor utility facilities, such as telecom, fiber optics, Internet and similar facilities, shall be located within a fully enclosed structure, unless the director determines this is not feasible.

(10) Please see EMC [18.100.110](#), Personal wireless communications facilities, for additional requirements. In the event of a conflict between the requirements of that section and the requirements of this chapter, the standards contained in EMC [18.100.110](#) shall apply.

(11) Storage/Self Storage project proposals within the C and MUR zones on combined project areas 2 acres or larger shall provide retail- or office-commercial type uses or preserve for future retail-or office-commercial type uses, at minimum, of 30 percent of the land area within the first 150 feet from an arterial ROW.

Table 2: Development Standards Table

	TC	C	MUR	BP
Standards				
Maximum Height (without any bonus) (1)	45 feet	35 feet	35 feet	35 feet
Maximum Height (with FAR Bonus) (1)	55 feet	45 feet	35 feet	35 feet

	TC	C	MUR	BP
	(minimum 3:1 FAR)	(minimum 1.5:1 FAR)		
Maximum Residential Net Density – Single Use Project (3)(5)(14)	48 D.U./acre	N/A	24 D.U./acre	N/A(1)
Maximum Residential Net Density – If Part of a Mixed Use Project (2)(4)(5)(14)	Controlled by maximum height, FAR and Building Code	48 D.U./acre	48 D.U./acre	N/A (1)
Minimum Residential Net Density (5)(6)	24 D.U./acre	N/A	10 D.U./acre	N/A
Minimum Lot Frontage Occupied by a Building (7)	50%	35%	35%	None
Minimum Setback to TC, C, MUR or BP Zones (8)	None	None	None (9)	None, except 20 feet for light industrial
Minimum Setbacks to Zones Other Than TC, C, MUR or BP (10)	25 feet	25 feet	20 feet	25 feet
Maximum Floor Area Ratio (FAR) with Bonus Features (11)	4:1	3:1	2:1 (12)	2:1
Maximum Floor Area Ratio (FAR) without Bonus Features (13)	1:1	0.5:1	0.5:1 (12)	0.5:1
Maximum Hard Surface Area (Including Lot Coverage)	90%	85%	75%	80%
Maximum Effective Impervious Surface	75%	70%	60%	65%

Table 2: Development Standards Exceptions and Notes.

- (1) Multifamily use in BP zones requires a CUP and is limited to multifamily as allowed. Residential use only allowed in Commercial zone if part of mixed use project.
- (2) To qualify for mixed use bonus, uses must be developed in same project either as vertical or horizontal mixed use.
- (3) Residential single-use project proposals within the TC, and C zones on combined project areas 3 acres or larger, shall set back single-use residential structures 150 feet from an arterial ROW line. The setback area shall develop, at minimum, 30 percent of the area into retail- or office-type Commercial uses or preserved for future retail- or office-type Commercial uses. The remaining area within the first 150 feet from an arterial ROW may be developed into residential uses.
- (4) Mixed use development projects demonstrating a mix (30% commercial minimum) of residential and commercial within the same design may be located throughout the property and not limited to any portion of any specific property.
- (5) Vertical mixed-use projects with ground-floor commercial space may be constructed as fully residential projects with the requirement that the ground floor must be converted to a Commercial use within 3 years of building occupancy. Notice to Title shall be recorded prior to permit issuance if this provision is requested.
- (6) Minimum density only applies for single use residential projects.
- (7) For building lots fronting directly on Meridian the minimum lot frontage occupied by a building in all zones is 35 percent.
- (8) Setbacks may be necessary to accommodate utility easements or to accommodate required landscaping.
- (9) Setbacks for single-family detached dwellings shall be as follows:
 - (a) Front yard/street setback: 15 feet.
 - (b) Garage setback: 20 feet.
 - (c) Principal arterial and state highway setback: 25 feet.
 - (d) Rear yard setback: 10 feet.

(e) Interior setback: five feet or shall meet the minimum fire separation required per the International Fire Code (IFC) as adopted by the city of Edgewood.

(10) Twenty-foot setback required from any public property other than a street.

(11) See Table 3: Development Intensity Bonus Options necessary to achieve maximum FAR.

(12) FAR does not apply to single-family detached dwelling or cottage housing.

(13) There is no minimum FAR in the TC, C, MUR or BP zones.

(14) Director and city engineer may establish administrative rules for allowing partial credit for pervious paving materials.

The following optional features may be used alone or in combination to increase the allowed height and floor area ratio (FAR) up to the maximum limits identified in Table 2 (subsection (D) of this section). Table 3 below identifies the allowed FAR bonus and any additional requirements pertaining to the described bonus feature.

Table 3: Development Intensity Bonus Options

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
1. Parallel Road Network	1.5	Dedication and construction of those portions of the adopted parallel road network that are within or adjacent to the subject property. Design shall be consistent with the adopted street standards, including, but not limited to, travel lanes, on-street parking, landscaping and sidewalk.
2. Significant Public Plaza or Public Green Space	1.25	Available in the Town Center district only, and at the discretion of the director. Location and design shall be consistent with Town Center and Meridian Avenue Corridor master plan, and, if possible, complementary to any planned public plaza or development. Must be a minimum of five percent of the interior floor area of the development and no less than 1,500 square feet. This bonus must be in addition to any pedestrian-oriented space as required in subsection (F) of this

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
		section and EMC <u>18.95.030</u> or as required by any underlying land use approval. Plazas and green spaces shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
3. Through Block Connection or Alley Enhancement	1.0	A pedestrian walkway and accompanying landscaping that shall be at least 15 feet wide and extend along a property line or through a site to allow the public to pass from one street to another street or an alley. The surface shall consist of stone, unit pavers, textured concrete, permeable pavement, or other material approved by the community development director or designee, with pedestrian scale lighting at least every 50 feet. Walkways and landscaping shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
4. Mixed Use Development	1.0	Ground floor commercial with minimum of 12 feet in height measured from finished floor to finished ceiling and residential uses on upper floors at or above minimum residential density. Note additional required standards for pedestrian-oriented ground floor commercial in No. 8 below shall also apply.
5. Structure Parking, Below Grade	1.0	At least 80 percent of the parking shall be contained within a structure that is below grade.
6. Affordable Housing	1.0	For all new development within the Town Center, total square footage may be increased by two square feet for every one square foot of affordable housing (for a maximum of 1.0 FAR in bonus) provided an affordable housing plan (AHP) is developed and submitted to the director for review and approval. The developer shall commit to implementing the AHP as a part of a signed comprehensive development agreement with the city.

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
		This agreement shall be reviewed by a housing consultant or nonprofit group at the expense of the applicant with recommendations made to the director prior to any city commitment to that agreement.
7. Other Public Plaza or Public Green Space	0.75	Location and design shall be consistent with Town Center and Meridian Avenue Corridor master plan and any planned public plaza or development. Must be a minimum of two percent of the interior floor area of the development and no less than 500 square feet. This bonus must be in addition to the minimum pedestrian-oriented space requirement in subsection (F) of this section and EMC <u>18.95.030</u> . Plazas and green spaces shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
8. Ground Floor Pedestrian-Oriented Commercial	0.75	Ground floor commercial with minimum of 12 feet in height measured from finished floor to finished ceiling. Buildings shall include windows with clear vision glass on at least 50 percent of the area between two and 12 feet above grade for all ground floor building facades that are visible from an abutting street. Weather protection with a minimum of six feet in depth shall be provided over sidewalks and pedestrian connections on 80 percent of the length of the building frontage. This bonus feature may not be used in conjunction with No. 3 above.
9. Structured Parking, At Grade or Above Grade	0.75	At least 80 percent of the parking shall be contained within a structure. The structure may be part of the building or a separate structure. The structure shall be designed to minimize visibility of the parking area from the street. The street level floor shall be mixed use.

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
10. LEED Gold Certification (or Better)	0.75	As certified by the USGBC. Applicant is responsible for providing LEED precertification submittal documentation and annotated checklist to the city. City will review documentation at the applicant's expense. If accepted, the city will make this a condition of approval of the subsequent building permit.
11. Multi-Modal Pathway	0.5	A pathway for the movement of pedestrians and bicyclists that is consistent with the Town Center and Meridian Avenue Corridor master plan, transportation plan, and city's parks and recreation plan and approved by city staff. Pathways shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
12. Public Meeting Room	0.5	Available in the Town Center district only. A room available to the community for meetings and events. The size shall be a minimum of 500 square feet, with windows on at least one side and shall be directly accessible from the outside or by a controlled lobby that allows public access.
13. LEED Silver Certification	0.5	As certified by the USGBC. Applicant is responsible for providing LEED precertification submittal documentation and annotated checklist to the city. City will review documentation at the applicant's expense. If accepted, the city will make this a condition of approval of the subsequent building permit.
14. Water Feature	0.25	A decorative water feature shall be equivalent to at least one percent of the project's construction cost and shall be directly accessible and visible to the public by being adjacent to a plaza, sidewalk, pathway or through-block connection. Documentation shall be provided of construction value and the cost of the

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
		water feature.
15. Exterior Art Element	0.25	Exterior art element shall be equivalent to at least one percent of the total value of the project's construction cost. Such elements include but are not limited to sculptures, bas-reliefs, metalwork and murals. Documentation shall be provided of the construction value and the value of the art as appraised by an art appraiser. Art elements shall be visible to the public at all times and will be reviewed and approved by an arts body designated by the city.

E. Design Standards.

1. **Site and Building Design.** Site and building design standards shall be required for all development as set forth in Chapter 18.95 EMC. Where the standards in Chapter 18.95 EMC conflict with the standards in this section, the development standards contained in this section shall control.
2. **Street Design.** Location, design and configuration of all streets shall be in accordance with the adopted street standards contained in EMC Title 12, Streets, Sidewalks and Public Spaces.

F. Open Space Requirements.

1. **Applicability.** New development within the Town Center (TC), Business Park (BP), Commercial (C), and Mixed Use Residential (MUR) zoning districts shall be required to meet the open space requirements in this subsection.
2. **Numeric Standards.** All new development shall provide accessible public space equivalent to one and one-half percent of the gross floor area of all structures. The design and location of public spaces shall consider the design and location of public spaces on adjacent properties and if feasible shall be oriented and connected to those spaces pursuant to the concepts presented in the Town Center and Meridian Corridor master plan.
3. If it can be demonstrated by the applicant to the satisfaction of the director that a required public space is adjacent to, integrated with and can be accessed from a public space on an adjoining property, this requirement may be reduced to one percent of gross floor area.

4. All required public spaces shall be oriented towards, and have direct connections (both physical and visual) to, a public street.

5. Where public spaces are integrated into new development, or where new development abuts an existing or planned public plaza, the primary building entrance shall be oriented towards or connected to that plaza.

G. Landscaping.

1. Applicability. The requirements of EMC [18.90.090](#) shall apply to the TC, C, MUR and BP zones, except as provided in this subsection. Please also see Chapter [18.95](#) EMC for applicable design standards. Where landscape regulations in this section conflict with the provisions in EMC [18.90.090](#) or Chapter [18.95](#) EMC, the regulations in this subsection shall control. Please note: where this section is silent on a specific requirement, such as irrigation requirements or minimum standards for plantings, the standards contained in EMC [18.90.090](#) and [18.95.050](#) shall apply. The standards contained in EMC [18.90.090](#)(G) (Landscaping Types) are specifically modified by this subsection and the standards contained in EMC [18.90.090](#)(H) (Landscaping Requirements by Zoning District) do not apply to TC, C, MUR and BP zones.

2. Street Frontages. In addition to landscape standards contained below, five percent of the total area between the building facade and the curb shall be landscaped. Within the BP zoning district 10 percent of the total area between the building facade and curb shall be landscaped. This shall be in addition to street trees and landscaping provided in public spaces and parking lots that are required in other subsections.

a. Required landscaping may be planted within planting areas surrounding trees, in raised planters, and on vegetative walls mounted to the ground-level building facade. Landscaping shall incorporate LID systems to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

b. Where a building or portion of a building is located more than 10 feet from a public sidewalk or usable public space, all area between the building and the public sidewalk that is not used for vehicle or pedestrian access, circulation, parking or seating shall be landscaped.

c. Potted landscape material may be substituted for required landscaping in areas designed for outdoor eating with the approval of the department.

3. Public Spaces. A minimum of 15 percent of the total area of a public space, such as a courtyard or plaza, shall be landscaped.

4. Surface Parking Areas. Surface parking areas shall be landscaped as set forth in EMC [18.90.090](#).

5. Street Frontages. Street frontage design and landscaping shall be provided as contained in Chapter 18.95 EMC and EMC Title 12, Streets, Sidewalks and Public Places.

6. Landscape Buffers – Standards and When Required.

a. Development in the TC, C and MUR zoning districts shall provide a minimum 20-foot Type IV landscape buffer where they abut Single-Family zoning districts or 15 feet of Type I landscaping where they abut Mixed Residential or Public zoning districts. The director may waive or modify this requirement for pedestrian-oriented development adjacent to the Public zoning district where consistent with the purpose of this section.

b. Development in the BP zoning district shall provide a minimum 25-foot Type IV landscape buffer where it abuts Single-Family or Public zoning districts. In addition, 15 feet of Type I landscaping shall be provided between adjacent BP zoned properties.

c. Commercial or light industrial development in the C and MUR zoning districts shall provide a minimum 10-foot-wide Type I landscape buffer adjacent to the TC zoning district. The director may waive this requirement for pedestrian-oriented commercial development that includes a minimum of 50 percent of the lot frontage occupied by a building. Landscaping for surface parking areas shall still apply.

d. A minimum of a 10-foot Type I landscape buffer shall be provided between more intensive zones and the MUR, and along abutting properties in the MUR district. The director may waive or modify this requirement for pedestrian-oriented commercial development that includes a minimum of 50 percent of the lot frontage occupied by a building or for abutting residential development in the MUR zone in common ownership. Required landscaping for surface parking areas is required in accordance with EMC 18.90.090 and Chapter 18.95 EMC.

7. Special Landscaping in the Business Park (BP) Zone. In order to achieve the urban design intent and provide an environment suitable to a wide range of employment uses, a minimum of 20 percent of the total site area in the BP zone shall be landscaped.

8. Tree Preservation and Protection Standards.

a. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation, provided mixed use development shall be considered commercial development for the purposes of the tree retention standard contained in EMC 18.90.180(C)(2)(c)(iv).

b. The director shall have the authority to reduce the required tree replacement ratio where such requirement would conflict with the urban design intent of this section and applicable design provisions of Chapter 18.95 EMC.

c. If the standards contained in Chapter 18.95 EMC are modified, the director shall at a minimum ensure that representative native vegetation is retained or replanted totaling at least five percent of the site area and that such landscaping is provided in excess of the requirements contained in this section.

H. Parking, Access and Circulation.

1. Applicability. Parking facilities and access drives shall be designed in accordance with EMC 18.90.130, except as provided below.

a. Where a conflict exists between the standards contained in EMC 18.90.130 and the standards contained in this section, the standards contained in this section shall control.

b. If this subsection does not specify a parking requirement for a land use, the director shall establish the minimum requirement based on a study of anticipated demand as provided in EMC 18.90.130(C)(8).

2. Purpose. The purpose of this subsection is to provide adequate parking for all allowed uses; to reduce demand for parking by encouraging alternative transportation such as rideshare, public transit, bikes and pedestrian mobility; to promote a “park once and walk” strategy and to ensure the location and design of parking facilities is consistent with urban design and economic development goals.

3. Parking Location.

a. Site design, including parking lot and building location, shall comply with the minimum lot frontage requirements in subsection (D) of this section.

b. A parking lot shall not be located on a corner where two streets intersect.

c. Within the TC zone, a parking lot shall not be located between the principal building and the street, adjacent to a park or open space or at a street terminus.

d. Within the TC zone, parking structures shall contain ground level commercial uses.

e. Within the C, MUR and BP zones, parking structures that front on a street that are not part of a residential or mixed use building shall contain ground level commercial uses.

4. **Parking Facility Design and Integration.** It is the city's intent to encourage the integration and connection of parking facilities, including shared parking and physical connections between parking facilities in adjoining developments. Applicants shall demonstrate how they meet this objective, including shared parking, or document why it is not feasible to do so. Please see Chapter 18.95 EMC, Design Standards, for additional urban design requirements for parking facilities.

5. **Minimum Parking Requirements.** Except as provided in subsection (H)(9) of this section, off-street parking areas shall contain the minimum number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down. Please note that maximum parking requirements as contained in subsection (H)(10) of this section also apply.

Table 4: Minimum Parking Requirements

Land Use	Minimum Parking Spaces Required
Residential	
Dwelling unit, multifamily:	
Studio and one-bedroom units	1 per dwelling unit*
Two-bedroom units	1.5 per dwelling unit*
Three-bedroom units	2 per dwelling unit*
Dwelling unit, single-family:	
Dwelling unit, single-family attached	2 per dwelling unit (tandem spaces allowed)
Dwelling unit, single-family detached	2 per dwelling unit
Dwelling unit, accessory or cottage housing	1 per dwelling unit
Retail/Wholesale Trade and Services	
Retail trade and services	3 per 1,000 square feet**

Land Use	Minimum Parking Spaces Required
(nonfood) other than listed below	
Nonfood retail in mixed use development, less than 5,000 square feet and less than 40% of the gross floor area of the development	No off-street parking required**
Food stores, in mixed use development, less than 15,000 square feet and less than 40% of the gross floor area of the development	3 per 1,000 square feet**
Food stores, other than above	4 per 1,000 square feet, plus additional parking as provided below for restaurant portion if applicable
Restaurants	1 per 100 square feet in dining, lounge and customer ordering area
Gasoline service stations	3 per facility plus 1 per 300 square feet of store
General Services	
General services	3 per 1,000 square feet
Professional office	3 per 1,000 square feet
Exceptions:	
Hotel/motel	1.1 per bedroom
Home occupation, including live/work	1 stall in addition to requirement for primary use
Industrial/Manufacturing	
Light industrial/manufacturing	1 per 1,000 square feet, plus additional parking for office or retail areas as noted elsewhere in this table
Culture/Recreation/Religious	
Performing arts/museum/theater	1 per 3 fixed seats, plus 2 spaces for every 3 employees
Church or group assembly	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area

Land Use	Minimum Parking Spaces Required
	without fixed seats used for assembly purposes
Outdoor recreation/indoor recreation/health club	Director determines based on a parking study
Health Services	
Hospital	1 per bed
Medical office or emergency care facility	5 per 1,000 square feet
Nursing and personal care facility	1 per 4 beds
Other	
Government office	3 per 1,000 square feet
All others not specifically listed	Director determines based on a parking study
*Plus guest parking amounting to one extra space for every 10 dwelling units rounded upward to the nearest multiple of 10.	
**The applicant may demonstrate through a traffic study that on-street parking is adequate to wholly or partially fulfill this parking requirement. Off-street parking may be required based on the review of this study.	

6. Loading Areas. Please see EMC [18.90.130\(D\)](#).

7. Disabled Parking. Please see Chapter [19.27](#) RCW, State Building Code, and Chapter [70.92](#) RCW, Public Buildings – Provisions for Aged and Disabled.

8. Bike Parking. In any development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type facilities unless otherwise specified.

a. One bicycle parking space shall be provided for every 12 motor vehicle parking spaces, except as follows:

i. The director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.

ii. The director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination shall include but not be limited to the following uses: park, library, museum, school, sports club or retail business located along a developed trail or designated bicycle route.

b. Bicycle parking shall be located within 100 feet of the principal building and directly adjacent to a sidewalk or pedestrian walkway that connects directly to building entrance(s).

c. Bicycle frame or wheels to be locked to a structure attached to the pavement.

d. All bicycle parking and storage shall be located in safe, visible areas that do not impede traffic flow and shall be well lit for nighttime use.

e. When more than 15 people are employed on site, bicycle storage facilities for employees shall be provided. The director shall allocate the required number of parking spaces between bike rack parking and enclosed locker-type facilities.

f. One secured bicycle storage space shall be provided for every two dwelling units in attached single-family and multifamily units, unless individual garages are provided for every unit. The director may reduce the number of bike rack parking spaces if indoor storage facilities are available to all residents.

9. Parking Reductions. The amount of off-street parking required by subsection (H)(5) of this section may be reduced by an amount determined by the director pursuant to the provisions below.

a. Car Share Parking. Required parking for multifamily residential developments (or the residential portion of mixed use developments) containing more than 30 units may be reduced by three spaces for each one dedicated car share space. A signed agreement between the property owner and car share provider must be submitted for approval of the parking reduction.

b. Shared-Use Parking. Developments may receive a reduction in required parking of up to 20 percent of the minimum parking requirements, provided:

i. The total parking area exceeds 5,000 square feet;

ii. The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no building or use involved is more than 800 feet from the most remote shared facility;

iii. The total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use;

iv. The director may increase the reduction where compelling evidence is provided in a parking study submitted by the applicant that the proposed reduction is warranted. See criteria in EMC 18.90.130;

v. A covenant or other contract for shared parking between the cooperating property owners is approved by the director. This covenant or contract must be recorded with the Pierce County auditor's office as a deed restriction on both properties and cannot be modified or revoked without the consent of the director; and

vi. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the director or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter, unless a satisfactory alternative remedy is approved by the director.

c. Transit Availability. The director may reduce the number of required off-street parking spaces when one or more scheduled transit routes provide service within 750 feet of the site. The amount of the reduction shall be based on the number of scheduled transit runs between 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. each weekday up to a maximum reduction of two percent for each transit run up to a maximum of 20 percent.

10. Maximum Parking Requirements. Parking for a specific use in zones covered by this section shall be limited to no more than 50 percent greater than the minimum parking requirement required above. Exceptions to this parking maximum include:

a. Parking spaces are provided above/below grade.

b. If the director determines additional off-street parking spaces are warranted based on a parking study. In making such a decision, the director shall also consider whether the proposal is consistent with the stated purposes, objectives, goals or policies established in this section and the design standards. The director shall also have the authority to restrict parking for a specific use to an amount that is less than the maximum amount allowed in this section if the proposal would substantially conflict with the stated purposes, objectives, goals or policies contained in the Edgewood comprehensive plan and similar plans and policy documents as adopted by the city of Edgewood.

11. Transit Facilities. All development shall provide transit facilities as provided in EMC 18.90.130(E)(2).

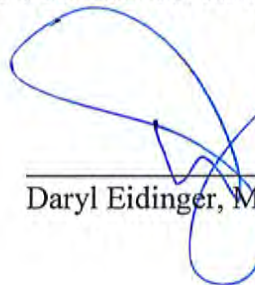
12. Parking Stall and Aisle Design and Access. Please see EMC [18.90.130](#)(C)(5). (Ord. 16-482 § 2 (Exh. F); Ord. 14-426 § 2 (Exh. A); Ord. 14-414 § 2 (Exh. A); Ord. 13-397 § 2 (Exh. A); Ord. 11-359 § 6 (Exh. C); Ord. 10-346 § 7; Ord. 09-323 § 4; Ord. 08-305 § 2; Ord. 08-301 § 3; Ord. 07-284 § 1; Ord. 06-268 § 1; Ord. 03-203 § 1

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

Section 4. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

Presented to Council for first reading on March 28, 2017

ADOPTED BY THE CITY COUNCIL ON APRIL 11, 2017



Daryl Eidinger, Mayor

ATTEST/AUTHENTICATED:



Rachel Pitzel, City Clerk

APPROVED AS TO FORM:



Carol Morris, City Attorney

Date of Publication: April 13, 2017

Effective Date: April 18, 2017



**CITY OF EDGEWOOD
REGULAR COUNCIL MEETING SUMMARY**

April 23, 2019 – 7:00 p.m. ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

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

ROLL CALL

Present: Mayor Daryl Eidinger, Councilmember Mark Creley, Councilmember Ryan Day, Deputy Mayor Tyron Christopherson, Councilmember Stephanie Hunter, Councilmember Roseanne Tomin, Councilmember Nate Lowry. **Excused:** Councilmember John C. West.

Staff Present: Assistant City Administrator Dave Gray, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Public Works Director Jeremy Metzler, Police Chief Micah Lundborg, Carol Morris, City Attorney.

Additions/Deletions to the Agenda

Add walk on check to consent agenda.

Motion: Add , **Action:** Approve, **Moved by** Councilmember Stephanie Hunter, **Seconded by** Councilmember Nate Lowry. (6-0)

Add to split the two IT job descriptions into two votes.

Motion: Add, **Action:** Approve, **Moved by** Councilmember Ryan Day, **Seconded by** Councilmember Roseanne Tomin. (6-0)

Add to break the ordinance for the salary schedule in two items

Motion: Add, **Action:** Approve, **Moved by** Councilmember Ryan Day, **Seconded by** Councilmember Roseanne Tomin. (5-1) Councilmember Stephanie Hunter.

2. PRESENTATION

Appreciation and Farewell to Councilmember Hunter

Mayor Eidinger thanked Councilmember Hunter for her years of dedicated service to the City of Edgewood and presented Councilmember Hunter with a plaque.

Mayor Eidinger recessed the meeting at 7:05pm for 5 minutes for dessert and pictures.

Mayor Eidinger called the meeting back to order at 7:10pm.

3. AUDIENCE COMMENT

Colleen Wise – Thanked Councilmember Hunter for her service to the community.

MAYOR'S REPORT

Mayor Eidinger spoke about the following:

I was able to update local businesses at the annual State of the City meeting of the Fife Milton Edgewood Chamber of Commerce, that we are “open for business” and looking for new or existing partners to expand our levels of service to our residents. I always look forward to the Q & A portion of the meeting. I took several of the staff who were very engaged with others, after the meeting.

I attended a Disaster Recovery Forum in Lakewood and also took part in an MRSC webinar about Crisis Communication. This is a focus that we are looking to improve upon this year to be better prepared for any events that could quickly change our city service levels and operations. As reported to you earlier, Mr. Metzler, the Chief and I met with WSDOT about finding some solutions to the traffic and safety regarding the Meridian Hill corridor. We will be working immediately on finding safety for emergency workers while clearing accidents. This is a very unsafe place for anyone to stop and finding quick solutions to prevent further injuries is a must. I met with the Pierce Transit Board for our annual retreat where we discussed long range vision, funding, extending boundaries and structure.

The Coffee with the Council was lightly attended, but the weather and turnout were great for our annual East Pierce Fire Easter egg hunt at Edgemont Park. Thanks to all who participated.

Public Works Director Metzler briefed on the following:

- Speed limit signs on 24th now have flags on them. Met with Puget Sound Energy about getting lights installed on Edgewood Drive.

Community Development Director Groth briefed on the following:

- Thanked Councilmember Hunter for her service. Reminded attendees about the May 6th property owners meeting. Working with the Planning Commission to update the sign code, and fill Planning Commission vacancies. Extended job offers to fill the Associate Planner and Code Compliance Specialist positions.

Assistant City Administrator Gray briefed on the following:

- Thanked Councilmember Hunter for her years of service.

Chief Lundborg briefed on the following:

- Thanked Councilmember Hunter for her service. Deputy position is currently open and there will be no involuntary assignments in the second half of this year. Sergeant position is also open with two qualified applicants to choose from at this time. Reminded everyone about the Community Shred event Saturday April 27, from 10am-1pm in the old Albertsons parking lot. Coffee with a Cop will be Thursday April 25, from 5pm-7pm at Starbucks.

4. CONSENT AGENDA

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

The following items are presented for Council approval:

- A. Regular City Council Meeting Minutes of April 9, 2019,
- B. Study Session Meeting Minutes of April 16, 2019,
- C. **AB19-013**, a motion approving April 2019 Budgeted Expenditures as follows: Deferred Compensations Program; Payroll Direct Deposit; Dept. of Retirement Systems; Dept. of Labor & Industries; Employment Security Department; IRS 941 ACHs in the amount of \$94,104.53; and Vendor Check Numbers 23775 through 23795 with EFT and Direct Pay Payments in the amount of \$122,623.70. Total distributions submitted for review & authorization in the amount of \$216,728.23.
- D. **AB19-0455**, a motion to adopt Resolution No. 19-0455, establishing a City Employee Wellness Program and adopting the Wellness Committee Policy.
- E. **AB19-014**, a motion to approve the 2019 Planning Commission Work Plan

Motion: As amended, **Action:** Approve, **Moved by** Councilmember Stephanie Hunter, **Seconded by** Deputy Mayor Tyron Christopherson. **Motion passed unanimously (6-0).**

5. COUNCIL BUSINESS

- A. **AB19-015**, a motion to approve the IT Manager job description.
Assistant City Administrator Dave Gray briefed on the agenda item.

Motion: As Read, **Action:** Approve, **Moved by** Councilmember Stephanie Hunter, **Seconded by** Councilmember Rosanne Tomin. **Motion passed unanimously (6-0).**

- B. A motion to approve the IT Director job description.
Assistant City Administrator Dave Gray, and Community Development Director Darren Groth briefed on the agenda item. Discussion ensued between council and staff.

Motion: As Read, **Action:** Approve, **Moved by** Councilmember Stephanie Hunter, **Seconded by** Deputy Mayor Tyron Christopherson.

Tie: (3-3) Lowry, Day, Tomin. **Tie vote:** Mayor Eidinger **Motion passed: 4-3**

- C. A motion to adopt Ordinance No. 19-0548, amending the 2019 Budget “Exhibit A” – Salary Schedule for the 2019 Fiscal Year.

Ordinance No. 19-0548 was separated; Option A- IT Director Option B- IT Manager

Option A - IT Manager

Motion: As Read, **Action:** Approve, **Moved by** Councilmember Rosanne Tomin, **Seconded by** Councilmember Mark Creley. **Motion passed unanimously (6-0).**

Option B - IT Director

Motion: As Read, **Action:** Approve, **Moved by** Councilmember Stephanie Hunter, **Seconded by** Deputy Mayor Tyron Christopherson **Tie Vote: (3-3).** Day, Tomin, Lowry

City Attorney Carol Morris suggested taking a ten minute break to draft an ordinance to incorporated the passed motion for the IT Manager position.

Council recessed at 7:39pm and returned at 7:51pm

City Attorney Carol Morris and City Clerk Rachel Pitzel presented Council with the updated ordinance and City Clerk Pitzel highlighted the modifications made.

Motion: As amended, **Action:** Approve, **Moved by** Councilmember Ryan Day, **Seconded by** Councilmember Nate Lowry. **Motion passed unanimously (6-0).**

- D. AB19-0549**, a motion to adopt Ordinance No. 19-0549, relating to speeding and traffic enforcement, amending the speed limits triggering a traffic safety camera infraction from 6-10 mph over the speed limit within school zones to 1-10 mph over the speed limit within school zones, amending Edgewood Municipal Code (EMC) section 10.10.100(E).

Police Chief Micah Lundborg briefed on the agenda item.

Motion: As Read, **Action:** Approve, **Moved by** Deputy Mayor Tyron Christopherson, **Seconded by** Councilmember Rosanne Tomin. **Motion passed unanimously (6-0).**

E. COUNCIL COMMENTS

Mayor Eidinger discussed the AWC Conference and it's benefits.

Deputy Mayor Christopherson thanked Stephanie Hunter for her service.

Councilmember Day discussed the marketing proposal, asked for an update on it's progress at the next study session.

Councilmember Hunter passed out information on HB-1155 and asked those in attendance to educate themselves on the bill.

Councilmember Creley reminded everyone about Parks Appreciation Day at the Nelson Nature Park Saturday April 27, from 10am-1pm.

F. EXECUTIVE SESSION

There was no executive session.

G. ADJOURN

Mayor Eidinger adjourned the meeting at 8:00 pm.

Jill S. Herrera, Deputy City Clerk/
Communications Coordinator

Daryl Eidinger, Mayor



CITY OF EDGEWOOD

COUNCIL STUDY SESSION SUMMARY

April 30, 2019 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Deputy Mayor Christopherson called the meeting to order at 7:00pm and Public Works Director Jeremy Metzler led attendees in the Pledge of Allegiance.

ROLL CALL

Present: Deputy Mayor Tyron Christopherson, Councilmember John C. West, Councilmember Mark Creley, Councilmember Ryan Day, Councilmember Roseanne Tomin, Councilmember Nate Lowry.

Excused: Mayor Daryl Eidinger. **Vacant:** Position No. 6.

Staff Present: Assistant City Administrator Dave Gray, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Jeremy Metzler Public Works Director, Carol Morris, City Attorney, Police Chief Micah Lundborg.

2. COUNCIL BUSINESS

A. Discussion – Council Highlight

City Clerk Rachel Pitzel briefed on this item asking for a councilmember to write the upcoming article. Councilmember Day volunteered to write the article for the summer edition of the magazine.

B. Discussion – Dangerous Tree Removal

Public Works Director Jeremy Metzler discussed a tree identified as dangerous on 32nd street. Discussion followed between staff and the Council on how to proceed.

Council action: Council recommended staff bring back to an upcoming Study Session for further discussion.

C. Discussion – Street Use Permits

Public Works Director Jeremy Metzler briefed Council on this agenda item. Discussion followed between staff and the Council.

Council action: Council recommended staff bring this item forward to the Regular Council Meeting on May 14, 2019.

3. OTHER COUNCIL ISSUES

Councilmember Tomin asked City Attorney Morris how councilmembers can get topics added to upcoming agendas, such as RECon and the marketing plan. She reminded those in attendance of the upcoming Movie Night on May 10th.

Councilmember Day asked for information on the marketing plan from staff noting he had asked previously and still hadn't received it.

Deputy Mayor Christopherson asked if Buxton could be placed on the upcoming agenda as well.

Chief Lundborg gave the stats for the Community Shred Event.

Deputy Mayor Christopherson expressed his gratitude to those who saved their flags to dispose of them at the event.

Councilmember Creley noted Sumner cemetery properly disposes of flags as well.

4. ADJOURN

Deputy Mayor Christopherson adjourned the meeting at 7:36pm.

Jill S. Herrera, Deputy City Clerk/
Communications Coordinator

Daryl Eiding, Mayor



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION SUMMARY**

May 7, 2019 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

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

ROLL CALL

Present: Mayor Daryl Eidinger, Councilmember Mark Creley, Councilmember Ryan Day, Deputy Mayor Tyron Christopherson, Councilmember Roseanne Tomy, Councilmember Nate Lowry.

Excused: Councilmember John C. West, Position No. 6 (Vacant).

Staff Present: Assistant City Administrator Dave Gray, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Carol Morris, City Attorney.

2. COUNCIL BUSINESS

3.

Councilmembers agreed to remove question number two from the list.

A. Interviews – Council Vacancy Interviews for City Council Position No. 6

Mayor Eidinger explained that all meetings are open to the public. He noted out of fairness, he would ask that those candidates, who are comfortable with stepping out of the Council Chambers to allow each candidate to be interviewed individually, without the knowledge of questions asked beforehand, would be appreciated- however, it was not a requirement. He noted, once they have participated- they could take a seat in the audience for the rest of the meeting.

On April 30th City Clerk Pitzel randomly drew the names for interview order which was as follows:

1. William (Bill) Hilton
2. Jon R. Butler
3. Eric Hampton
4. Colleen Wise
5. Jason Cornwell
6. Jeff Southard
7. Shawn Carter
8. Jason Ramirez

After the introduction of each applicant, the following questions were asked of each:

1. What do you believe the role of a City Council Member is, or is not, in relation to the local government process?
2. ~~Keeping in mind the current make-up of the Council, what do you see as the most glaring need and what qualifications do you feel you have that will address that need?~~
3. What do you see as Edgewood's biggest issue, and what would you do to solve it?

4. In your opinion, what does reaching consensus mean? Have you worked on teams that have required a consensus agreement?
5. Describe your record of interest in our community, especially your attendance record at City meetings (Council meetings, Planning Commission meetings, Council workshops, Comprehensive Plan workshops and meetings, etc.) and any opinion and/or view you expressed to the City verbally or in writing.
6. Describe a situation when you had to make a high impacting decision where your personal beliefs and values had to be compromised for the greater good.
7. In your opinion, why did the majority of Edgewood citizens vote to incorporate back in 1995?
8. How would you describe the character of our city to someone unfamiliar with our area? What are the steps you believe the city council can and should take to preserve, and ultimately enhance, that character?

Mayor Eidinger recessed the meeting for 2 minutes at 8:06pm

Mayor Eidinger called the meeting back to order at 8:08pm

4. EXECUTIVE SESSION

Mayor Eidinger stated that there would be an Executive Session to review the qualifications of the applicants, and stated pursuant to RCW 42.30.110 (1) h, the City Council will convene to Executive Session to discuss the qualifications for candidates for appointment to elected office. They are expected to be out for approximately 15 minutes and the Council is anticipated to take action when they return. They may discuss candidate's qualifications for each candidate but formal voting must take place in open session when they reconvene.

Mayor Eidinger recessed the meeting at 8:38.

Mayor Eidinger reconvened the meeting at 8:53

Motion: Extend the Study Session past 9:00pm, **Action:** Approve, **Moved by** Councilmember Roseanne Tomy, **Seconded by** Deputy Mayor Tyron Christopherson. Motion passed unanimously (5-0)

NOMINATIONS

Mayor Eidinger formally thanked all the candidates for their participation.

Mayor Eidinger asked if there were any nominations from the Council to fill Council position #6.

Motion: Nomination of Colleen Wise to Position No. 6, **Action:** Nominate, **Moved by** Councilmember Ryan Day, **Seconded by** Councilmember Mark Creley.

ROLL-CALL VOTE

Vote: Motion carried by roll call vote (summary: Yes = 3).

Yes: Councilmember Mark Creley, Councilmember Ryan Day, Councilmember Roseanne Tomin.

No: Deputy Mayor Christopherson, Councilmember Nate Lowry.

Mayor Eidinge thanked all candidates and noted that the Oath of Office will occur at the next regular Council meeting of May 14th for Colleen Wise, Council Position No. 6. He reminded all the applicants that they are able to file next week during the filing week for any of the positions including this one to place their name on the ballot for the election.

Mayor Eidinge shared his opinions on some of the talking points at the April 30 meeting which he was not in attendance for.

Councilmember Lowry had reached out to Mayor Eidinge about getting the car tabs added to the agenda again, and Mayor Eidinge asked council if they wanted to see it at the budget retreat or before, all agreed before would be fine.

Mayor Eidinge noted he was pulling the Dangerous Tree Removal off the agenda until Mr. Metzler returned from vacation.

B. Review / Discussion – Dangerous Tree Removal

C. Review / Discussion – Verizon Mono Fir Tower

Assistant City Administrator Dave Gray briefed on this topic, and discussion followed between council and staff.

D. Review/Discussion – Economic Development Update

Community Development Director Darren Groth reviewed Buxton's analytic platform and the marketing information provided by Panzano + Partners.

E. Discussion – Interim Zoning Ordinance

Community Development Director Darren Groth discussed with council what information they needed to make a decision at the upcoming regular council meeting in order to continue, modify, or remove the ordinance.

Deputy Mayor Christopherson left meeting at 10:38pm, and returned at 10:40pm

5. OTHER COUNCIL ISSUES

6. ADJOURN

Mayor Eidinge adjourned the meeting at 10:59pm.

Jill S. Herrera, Deputy City Clerk/
Communications Coordinator

Daryl Eidinge, Mayor



1. **CALL TO ORDER:** Chair Butterfield called the meeting to order at 5:30 p.m.
 - A. **Members Present:** Kilmer; Wiesenfeld; Butterfield; Southard; and Neil
 - B. **Commissioners Absent:** Larson and Wise
 - C. **Staff Member(s) Present:** Darren Groth, Community Development Director
Dave Gray, Assistant City Administrator/Finance Director
 - D. **Others Present:** Mayor Eidinger
Council Member Tomin
2. **CONSENT AGENDA**
 - A. **Agenda Approval or Modifications**
 - B. **Approval of Meeting Minutes for March 4, 2019**
 - i. Wiesenfeld moved to approve, Neil seconded.
 - ii. Board voted 5-0 to approve, as presented.
3. **CITIZEN COMMENT PERIOD:** None
4. **NEW BUSINESS**
 - A. **Action Item(s)**
 - i. 2019 Work Plan
 - a. Groth introduced this item by explaining the changes from the last meeting.
 - b. Discussion ensued.
 - c. Chair Butterfield asked to reorder and retitle.
 - d. Wiesenfeld moved to approve, as amended per Chair Butterfield's suggestions.
 - e. Neil seconded the motion.
 - f. Board voted 5-0 to approve, as amended.
 - B. **Discussion Item(s)**
 - i. Marketing Plan
 - a. Groth opened with a detailed presentation of each exhibit.
 - b. Discussion ensued.
 - c. Board agreed to receive and review further detail at their next meeting.
5. **STAFF COMMENTS:** Groth updated the Board regarding staffing, building numbers, and business openings.
6. **BOARD MEMBER UPDATES:** Neil asked about advertising and Edgewood magazine
Kilmer asked about business recruitment
Chair Butterfield mentioned the May 6 property owner meeting
7. **ADJOURN:** Chair Butterfield adjourned the meeting at 6:39 p.m.

1. **CALL TO ORDER:** Chair Lowry called meeting to order at 6:25 p.m.
 - A. **Commissioners Present:** Guillory; Lowry; Brudevold; Morrison
 - B. **Commissioners Absent:** Overfield; Streepy; Pincas
 - C. **Staff Member(s) Present:** Darren Groth, Community Development Director
 - D. **Others Present:** Mayor Eidinger
2. **CONSENT AGENDA:** Guillory moved to APPROVE as presented, Brudevold seconded Commission voted 4-0 to approve the Consent Agenda
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:** None
5. **NEW BUSINESS**
 - A. **Action Items:**
 - i. None
 - B. **Discussion Item(s)**
 - i. Draft Sign Code
 - a. Groth opened the discussion with a progress update.
 - b. Discussion ensued.
 - c. Commissioners provided the following comments:
 - 1) Neon allowed as text, but not as a graphic; and
 - 2) Reference the freestanding sign language when outlining maximum sizing.
 - ii. 2019 Comprehensive Plan Preliminary Docket
 - a. Groth briefed the Commission that the one application may be withdrawn.
 - iii. 2019 Work Plan
 - a. Groth asked for feedback on the final work plan.
 - b. Commission indicated they were ready to recommend the final version to City Council.
6. **STAFF COMMENTS**
 - A. Groth briefed the commission on staffing updates.
7. **COMMISSIONER UPDATES**
 - A. Morrison announced he would miss the May meeting.
 - B. Brudevold reiterated that he would serve through June.
 - C. Chair Lowry stepped down as chair and resigned from the Planning Commission effective immediately.
8. **ADJOURN:** Chair Lowry adjourned the meeting at 7:46 p.m.



CITY OF EDGEWOOD

PARKS AND RECREATION ADVISORY BOARD MINUTES

Thursday, April 4, 2019 – 6pm ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Chair Levenhagen called the meeting to order at 6:00pm

2. ROLL CALL

Present: Brian Levenhagen, Caitlyn Remington, Jeff Southard, Linda Howard, Anne Percival

Absent: Diane Kerlin (Excused), Bill Hilton

City Staff: Public Works Director (PWD) Jeremy Metzler

3. PUBLIC COMMENT – None offered

4. STAFF UPDATES – PWD Metzler provided quick updates on reimbursement requests, city email use, Interurban Trail vandalism, and pending new staff positions.

5. APPROVAL OF MEETING MINUTES

J. Southard **MOVED**, seconded by A. Percival to approve the March 7, 2019 Minutes.

APPROVED unanimously.

6. OLD BUSINESS

- **Parks Appreciation Day:**

B. Levenhagen & J. Southard were not able to visit the site as discussed last month, A. Percival stopped by park today and notified apartment complexes, C. Remington looking to notify schools, L. Howard to notify local scout troops. Plan remains to host volunteer opportunities at the Nelson Nature Park on Saturday, April 27th from 10am to 1pm, PRAB members to arrive half hour early to setup, C. Remington offered to assist with sign-in, PWD Metzler to coordinate providing sign-in and liability waivers with the Communications Coordinator.

- **Nelson Nature Park – Bridge Repair:**

PWD Metzler reported no activity since last meeting, not yet contacted by any potential volunteers, reviewed backup plan to have materials cut and ready for assembly at Parks Appreciation Day event. C. Remington discussed attempted coordination with scouts, offered to take measurements and prepare materials for project.

- **Movie Nights – PRAB Participation / Sign-up:**

Reviewed schedule with Councilmember Tomy, working on confirming movie titles, future dates to be determined at next meeting. PRAB members agreed / affirmed to assist with the events as follows:

- o April 12 – ~~A. Percival~~ C. Remington (tentative)
- o May 10 – B. Levenhagen
- o June 14 – B. Hilton
- o July 12 – OPEN
- o August 23 – J. Southard & A. Percival
- o September 13 – C. Remington

- **36th & Meridian Update:**

PWD Metzler provided several handouts and held general discussion, scheduled phone conference with Berger Friday to move forward with design effort. Discussion regarding need

for park fencing, security and aesthetic concerns.

- **Pinedale Pond – PC Conservation Futures Acquisition:**

PWD Metzler provided update on status: Appraisals received, review pending, and preparing for negotiation with property owners.

- **Parks Municipal Code:**

PWD Metzler provided draft code, reviewed Police Chief's concerns and Attorney's responses, PRAB Members to review code and prepare for conversation at next meeting.

- **Nelson Farm Park – Farmhouse Renovation:**

A. Percival reminded PWD Metzler of need for a portable toilet to support the Community Garden, further discussion regarding coordination and frustrations, Greg Pyle has offered some equipment for the garden's use at the farm park, PWD Metzler offered staff support if needed. PRAB members confirmed plan to have annual tour in June visit this property.

- **Parks Inventory:**

PWD Metzler shared concerns with current inventory list and Level of Service calculation methods, and a quick comparison with other agencies' plans. B. Levenhagen requested copy of other plans for review. Some further discussion regarding informational handout development, PWD Metzler to get with the Communications Coordinator and review.

7. **NEW BUSINESS**

- **PC Conservation Futures Program – New Application(s):**

PWD Metzler attended recent application workshop with Senior Planner Moerler, reviewed possible candidates for a new application, and due to limited time and resources elected to not prepare an application this cycle. In response to comments last month, PWD Metzler confirmed there are openings on the Conservation Futures advisory board(s).

- **Next Meeting:**

MOVED by C. Remington to reschedule for Thursday May 9, 2019, seconded L. Howard.
APPROVED unanimously.

8. **BOARD MEMBER COMMENTS**

- **B. Levenhagen** – Noted upcoming vacancy on the City Council and nominated J. Southard to consider (discussion followed). Also, King County Parks Levy is still moving forward, very fluid at this time, still slated to fund improvement / maintenance of the Interurban Trail through Kent and Auburn, may include substantial amount for Milton connection.

9. **ADJOURN** – 7:15pm

Number	Name	Print Date	Amount
US Bank PAYROLL ACCOUNT DISTRIBUTION			
10608 Last Number Issued Previous Authorization			
<u>AWC EFT 4/30/19</u>	AWC Employee Benefit Trust	4/30/2019	\$35,635.59
<u>DCP EFT 4/30/19</u>	Deferred Compensation Program	4/30/2019	\$9,768.40
<u>Direct Deposit Run -</u>	Payroll Vendor	4/30/2019	\$56,826.05
<u>DRS EFT 4/30/19</u>	Dept of Retirement Systems	4/30/2019	\$13,946.28
<u>IRS EFT 4/30/19</u>	IRS 941	4/30/2019	\$8,597.69
Total			\$124,774.01

Number	Name	Print Date	Amount
CLAIM VOUCHER ACCOUNT DISTRIBUTION			
23796 Last Number Issued Previous Authorization			
<u>23797</u>	A & R Services dba Angela Rojo	5/14/2019	\$835.00
<u>23798</u>	AHBL	5/14/2019	\$1,187.04
<u>23799</u>	Arctic Glacier USA, Inc.	5/14/2019	\$153.24
<u>23800</u>	Century Link	5/14/2019	\$237.76
<u>23801</u>	Cintas Corporation	5/14/2019	\$612.78
<u>23802</u>	City of Fife	5/14/2019	\$10,660.19
<u>23803</u>	City of Sumner	5/14/2019	\$3,068.04
<u>23804</u>	Code Publishing Inc.	5/14/2019	\$865.46
<u>23805</u>	Daryl Eidinger	5/14/2019	\$128.60
<u>23806</u>	Department of Commerce	5/14/2019	\$44,497.87
<u>23807</u>	DN Traffic Consultants	5/14/2019	\$17,915.28
<u>23808</u>	Drain-Pro	5/14/2019	\$489.00
<u>23809</u>	Harold's Plumbing	5/14/2019	\$1,904.57
<u>23810</u>	International Code Council	5/14/2019	\$135.00
<u>23811</u>	Jennings Equipment, Inc.	5/14/2019	\$15.89
<u>23812</u>	Lakehaven Water & Sewer District	5/14/2019	\$75.16
<u>23813</u>	Office Depot	5/14/2019	\$1,251.69
<u>23814</u>	Olympic Embroidery	5/14/2019	\$345.56
<u>23815</u>	Pierce County Budget & Finance	5/14/2019	\$4,680.00
<u>23816</u>	Pierce County Budget & Finance Court	5/14/2019	\$9,000.00
<u>23817</u>	Pierce County Budget & Finance Sheriff	5/14/2019	\$454,825.16
<u>23818</u>	Groth, Darren R	5/14/2019	\$324.02
<u>23819</u>	Rick Pederson	5/14/2019	\$178.64
<u>23820</u>	TCMS Corp.	5/14/2019	\$5,453.24
<u>23821</u>	The News Tribune	5/14/2019	\$1,867.84
<u>23822</u>	Washington Tractor	5/14/2019	\$295.79
<u>Direct Pay Payment</u>	Amazon Capital Services	5/14/2019	\$107.83
<u>Direct Pay Payment</u>	Monarch Landscape Holdings	5/14/2019	\$1,705.95
<u>EFT Payment 5/9/2019</u>	Comcast	5/14/2019	\$101.33
<u>EFT Payment 5/9/2019</u>	Comcast Business	5/14/2019	\$1,047.92
<u>EFT Payment 5/9/2019</u>	McLendon Hardware-Blue Tarp Credit Services	5/14/2019	\$83.25
<u>EFT Payment 5/9/2019</u>	O'Reilly Auto Parts	5/14/2019	\$61.36
<u>EFT Payment 5/9/2019</u>	Shell	5/14/2019	\$738.02
<u>EFT Payment 5/9/2019</u>	Smarsh, Inc.	5/14/2019	\$392.50
<u>EFT Payment 5/9/2019</u>	Verizon Wireless	5/14/2019	\$710.36
<u>EFT Payment 5/9/2019</u>	Wells Fargo Vendor Fin Serv	5/14/2019	\$368.17
<u>EFT Payment 5/9/2019</u>	US Bank ACH/EFT	5/14/2019	\$30.00
<u>Wire Transfer 4/29/19</u>	GovDeals Inc.	4/29/2019	\$7,511.00

Total Claims Voucher Distribution	\$573,860.51
Total Distribution Submitted for Review & Authorization	\$698,634.52
Authorization Adjustments: Void check 23783	\$ (2,300.21)
Total Distribution Net of Prior Authorized Adjustments	\$696,334.31

Claims Voucher Approval : I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Edgewood, and that I am authorized to authenticate and certify to said claim.

Accounting Manager, Stephanie Goff

Mayor, Daryl Eidinger

Council Member



Voucher Directory

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Fiscal: : 2019 - May
Council Date: : 2019 - May - 1st Council Meeting

Vendor	Number	Reference	Account Number	Description	Amount
A & R Services dba Angela Rojo					
	23797		2019 - May - 1st Council Meeting		
		472			
			May Services		
			001-018-000-518-30-41-01	Professional Services	\$835.00
				Monthly Janitorial Svs. for May	
		Total 472			\$835.00
	Total 23797				\$835.00
Total A & R Services dba Angela Rojo					\$835.00
AHBL					
	23798		2019 - May - 1st Council Meeting		
		112515			
			2/26-3/25/19 Services		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$669.54
				New Hope SP 19-1044	
		Total 112515			\$669.54
		112516			
			2/26-3/25/19 Services		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$517.50
				Satwat Design Review 19-1046	
		Total 112516			\$517.50
	Total 23798				\$1,187.04
Total AHBL					\$1,187.04
Amazon Capital Services					
	Direct Pay Payment 5/9/2019 4:19:58 PM - 1		2019 - May - 1st Council Meeting		
	1JCX-6FXJ-3DH1				
			April Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$42.09
				Wireless Mouse,Hanging File Folder Frames	
		Total 1JCX-6FXJ-3DH1			\$42.09
	1PPF-3JHT-6K3N				
			May Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$65.74

Vendor	Number	Reference	Account Number	Description	Amount
				Clipper Tag Refills	
		Total 1PPF-3JHT-6K3N			\$65.74
		Total Direct Pay Payment 5/9/2019 4:19:58 PM - 1			\$107.83
Total Amazon Capital Services					\$107.83
Arctic Glacier USA, Inc.					
23799				2019 - May - 1st Council Meeting	
		3100909802			
			April Purchases-Acct 70401427		
			410-000-000-531-38-32-01	Fuel	\$67.86
				Propane-Mower	
		Total 3100909802			\$67.86
		3100912002			
			April Purchases-Acct 70401427		
			410-000-000-531-38-32-01	Fuel	\$85.38
				Propane-Machines	
		Total 3100912002			\$85.38
		Total 23799			\$153.24
Total Arctic Glacier USA, Inc.					\$153.24
Century Link					
23800				2019 - May - 1st Council Meeting	
		253-927-2018 680B 4/25-5/25/19			
			4/25-5/25/19 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	\$118.88
				Elevator and Fire Alarm Line	
		Total 253-927-2018 680B 4/25-5/25/19			\$118.88
		253-952-3537 889B 4/22-5/22/19			
			4/22-5/22/19 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	\$118.88
				Fax Line	
		Total 253-952-3537 889B 4/22-5/22/19			\$118.88
		Total 23800			\$237.76
Total Century Link					\$237.76
Cintas Corporation					
23801				2019 - May - 1st Council Meeting	
		4019168817			
			4/1/19 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	\$110.00
				Uniforms	
		Total 4019168817			\$110.00

Vendor	Number	Reference	Account Number	Description	Amount
		4019586544			
			4/8/19 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	\$135.39
			Uniforms		
		Total 4019586544			\$135.39
		4020016149			
			4/15/19 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	\$110.00
			Uniforms		
		Total 4020016149			\$110.00
		4020425023			
			4/22/19 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	\$147.39
			Uniforms		
		Total 4020425023			\$147.39
		4020847645			
			4/29/19 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	\$110.00
			Uniforms		
		Total 4020847645			\$110.00
	Total 23801				\$612.78
Total Cintas Corporation					\$612.78
City of Fife					
	23802		2019 - May - 1st Council Meeting		
		0145459			
			1st Qtr 2019 IT Services		
			001-018-000-518-80-41-01	Contracted IT Services	\$10,660.19
			Q1 2019 IT Services		
		Total 0145459			\$10,660.19
	Total 23802				\$10,660.19
Total City of Fife					\$10,660.19
City of Sumner					
	23803		2019 - May - 1st Council Meeting		
		74			
			April Metro Services		
			001-018-000-554-30-41-01	Animal Control Services	\$3,068.04
			Animal Control Svs. for April		
		Total 74			\$3,068.04
	Total 23803				\$3,068.04
Total City of Sumner					\$3,068.04

Vendor	Number	Reference	Account Number	Description	Amount
Code Publishing Inc.	23804			2019 - May - 1st Council Meeting	
		63261			
			April Services		
			001-019-000-518-90-41-01	Gen'l Gov't-Professional Services	\$865.46
				EMC Updates	
		Total 63261			\$865.46
	Total 23804				\$865.46
Total Code Publishing Inc.					\$865.46
Comcast					
	EFT Payment 5/9/2019 4:19:43 PM - 1			2019 - May - 1st Council Meeting	
	8498 35 021 0458551 4/25-5/24/19				
			4/25-5/24/19 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	\$101.33
				City Hall Internet	
		Total 8498 35 021 0458551 4/25-5/24/19			\$101.33
	Total EFT Payment 5/9/2019 4:19:43 PM - 1				\$101.33
Total Comcast					\$101.33
Comcast Business					
	EFT Payment 5/9/2019 4:19:43 PM - 2			2019 - May - 1st Council Meeting	
	79804434				
			4/15-5/14/19 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	\$1,047.92
				City Hall Phones	
		Total 79804434			\$1,047.92
	Total EFT Payment 5/9/2019 4:19:43 PM - 2				\$1,047.92
Total Comcast Business					\$1,047.92
Daryl Eidinger	23805			2019 - May - 1st Council Meeting	
		050619-DE			
			Airfare Reimbursement		
			001-013-000-513-10-43-01	Travel/Training Costs	\$128.60
				Airfare-AWC Conference-Spokane	
		Total 050619-DE			\$128.60
	Total 23805				\$128.60
Total Daryl Eidinger					\$128.60
Department of Commerce	23806			2019 - May - 1st Council Meeting	
		PWTF-254015			
			Contract PR08-951-083		
			411-000-000-591-35-78-02	Principal PWTF Loan Payment	\$29,411.77
				Ph 1 Sewer System Design	

Vendor	Number	Reference	Account Number	Description	Amount
			411-000-000-592-35-83-02	Interest PWTF Loan Payment	\$1,470.59
				Ph 1 Sewer System Design	
		Total PWTF-254015			\$30,882.36
		PWTFNT-291325			
			Contract PC12-951-080		
			340-000-000-591-35-78-02	Principal PWTF Loan Payment	\$13,186.93
				Jovita Blvd Realignment Project	
			340-000-000-591-95-72-01	Interest PWTF Loan Payment	\$428.58
				Jovita Blvd Realignment Project	
		Total PWTFNT-291325			\$13,615.51
	Total 23806				\$44,497.87
Total Department of Commerce					\$44,497.87
DN Traffic Consultants					
23807					
			2019 - May - 1st Council Meeting		
		18-23-01			
			Jan-March Services		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$17,915.28
				Parallel Road Study	
		Total 18-23-01			\$17,915.28
	Total 23807				\$17,915.28
Total DN Traffic Consultants					\$17,915.28
Drain-Pro					
23808					
			2019 - May - 1st Council Meeting		
		54748			
			4/21-5/18 Edgemont Park		
			001-076-000-576-80-45-03	Operating Rentals	\$145.00
				Edgemont Park	
		Total 54748			\$145.00
		54749			
			4/21-5/18 Nelson Nature Park		
			001-076-000-576-80-45-03	Operating Rentals	\$145.00
				Nature Park	
		Total 54749			\$145.00
		54750			
			4/21-5/18 Nelson Farm		
			001-076-000-576-80-45-03	Operating Rentals	\$99.50
				Nelson Farm	
		Total 54750			\$99.50
		54751			
			4/21-5/18 Trailhead Park		
			001-076-000-576-80-45-03	Operating Rentals	\$99.50

Vendor	Number	Reference	Account Number	Description	Amount
				Trailhead Park	
		Total 54751			\$99.50
	Total 23808				\$489.00
Total Drain-Pro					\$489.00
GovDeals Inc.					
	WireTransfer 4/29/19			2019 - May - 1st Council Meeting	
		042519-GovDeals			
			2013 Ford Explorer		
			501-000-000-591-59-75-03	City Equipment	\$7,199.50
				2013 Ford Explorer 4WD	
			650-000-000-589-10-00-09	Suspense	\$311.50
				2013 Ford Explorer-Overpayment Amount	
		Total 042519-GovDeals			\$7,511.00
	Total WireTransfer 4/29/19				\$7,511.00
Total GovDeals Inc.					\$7,511.00
Harold's Plumbing					
	23809			2019 - May - 1st Council Meeting	
		59158			
			April Svcs-Trailhead Restroom		
			001-076-000-576-80-48-01	Equipment Repair & Maintenance	\$1,904.57
				Trailhead Restroom-Remove Traps & Re-pipe Toilets	
		Total 59158			\$1,904.57
	Total 23809				\$1,904.57
Total Harold's Plumbing					\$1,904.57
International Code Council					
	23810			2019 - May - 1st Council Meeting	
		3229719			
			Annual Dues-Member 1093781		
			001-058-000-558-50-49-01	Memberships	\$135.00
				D.Mundy-Annual Dues	
		Total 3229719			\$135.00
	Total 23810				\$135.00
Total International Code Council					\$135.00

Vendor	Number	Reference	Account Number	Description	Amount
Jennings Equipment, Inc.	23811			2019 - May - 1st Council Meeting	
		95354			
			May Purchases		
			001-076-000-576-80-35-01	Small Tools/Minor Equipment	\$15.89
			Mower Part		
		Total 95354			\$15.89
	Total 23811				\$15.89
Total Jennings Equipment, Inc.					\$15.89
Lakehaven Water & Sewer District	23812			2019 - May - 1st Council Meeting	
		3574701 2/13-4/15/19			
			2/13-4/15/19 Services		
			001-018-000-518-30-47-04	Sewer Charges	\$75.16
			City Hall		
		Total 3574701 2/13-4/15/19			\$75.16
	Total 23812				\$75.16
Total Lakehaven Water & Sewer District					\$75.16
McLendon Hardware-Blue Tarp Credit Services				2019 - May - 1st Council Meeting	
	EFT Payment 5/9/2019 4:19:43 PM - 3				
	E57346/3				
			April Purchases		
			001-018-000-518-30-35-01	Small Tools/Minor Equip.	\$39.38
			Shovel, Fasteners		
		Total E57346/3			\$39.38
	E69610/3				
			April Purchases		
			001-018-000-518-30-35-01	Small Tools/Minor Equip.	\$43.87
			Fasteners, Leather Gloves		
		Total E69610/3			\$43.87
	Total EFT Payment 5/9/2019 4:19:43 PM - 3				\$83.25
Total McLendon Hardware-Blue Tarp Credit Services					\$83.25
Monarch Landscape Holdings				2019 - May - 1st Council Meeting	
	Direct Pay Payment 5/9/2019 4:19:58 PM - 2				
	CD50015824				
			May Maintenance		
			101-000-000-542-70-48-04	Roadside- ROW Veg Maint Contractor	\$826.75
		Total CD50015824			\$826.75
	CD50018573				
			Annual Backflow Testing		
			101-000-000-542-70-48-04	Roadside- ROW Veg Maint Contractor	\$879.20

Vendor	Number	Reference	Account Number	Description	Amount
				Backflow Testing	
		Total CD50018573			\$879.20
		Total Direct Pay Payment 5/9/2019 4:19:58 PM - 2			\$1,705.95
Total Monarch Landscape Holdings					\$1,705.95
Office Depot					
	23813			2019 - May - 1st Council Meeting	
		299028913001			
			April Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$176.86
				Staples, Paper Clips, Sharpies, Copy Paper	
		Total 299028913001			\$176.86
		301084170001			
			April Purchases		
			001-018-000-518-20-35-02	Office Furniture	\$298.92
				Office Chair	
		Total 301084170001			\$298.92
		306347220001			
			April Purchases		
			001-018-000-518-20-35-02	Office Furniture	\$597.83
				2 Office Chairs	
		Total 306347220001			\$597.83
		307932685001			
			April Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$80.29
				Chairmat, Stapler, Tape Dispenser, Cup, Wastebasket	
		Total 307932685001			\$80.29
		307973080001			
			April Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$97.79
				Rubber Stamps	
		Total 307973080001			\$97.79
	Total 23813				\$1,251.69
Total Office Depot					\$1,251.69

Vendor	Number	Reference	Account Number	Description	Amount
Olympic Embroidery					
	23814			2019 - May - 1st Council Meeting	
		21008			
			January Services		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$345.56
				Jackets-Jamie & Rick	
		Total 21008			\$345.56
	Total 23814				\$345.56
Total Olympic Embroidery					\$345.56
O'Reilly Auto Parts					
		EFT Payment 5/9/2019 4:19:43 PM - 4		2019 - May - 1st Council Meeting	
		3725-243547			
			April Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles	\$12.29
				Screwdriver, Mini Bulb	
		Total 3725-243547			\$12.29
		3725-243690			
			April Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles	\$20.96
				Brake Fluid, Oil	
		Total 3725-243690			\$20.96
		3725-244673			
			April Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles	\$28.11
				Wiper Blades	
		Total 3725-244673			\$28.11
		Total EFT Payment 5/9/2019 4:19:43 PM - 4			\$61.36
Total O'Reilly Auto Parts					\$61.36
Pierce County Budget & Finance					
	23815			2019 - May - 1st Council Meeting	
		CI-267868			
			Drainage Database Conversion		
			410-000-000-531-38-41-01	Professional Service	\$4,680.00
				SW Drainage Database Conversion	
		Total CI-267868			\$4,680.00
	Total 23815				\$4,680.00
Total Pierce County Budget & Finance					\$4,680.00
Pierce County Budget & Finance Court					
	23816			2019 - May - 1st Council Meeting	
		CI-265681			
			Q1 2019 Services		
			001-018-000-512-50-41-01	Court Services	\$4,500.00

Vendor	Number	Reference	Account Number	Description	Amount
			Q1 2019		
		Total CI-265681			\$4,500.00
		CI-268082			
			Q2 2019 Services		
			001-018-000-512-50-41-01	Court Services	\$4,500.00
			Q2 2019		
		Total CI-268082			\$4,500.00
	Total 23816				\$9,000.00
Total Pierce County Budget & Finance Court					\$9,000.00
Pierce County Budget & Finance Sheriff					
	23817		2019 - May - 1st Council Meeting		
		CI-267564			
			April Services		
			001-021-000-521-20-41-01	Police Services	\$227,412.58
		Total CI-267564			\$227,412.58
		CI-268808			
			May Services		
			001-021-000-521-20-41-01	Police Services	\$227,412.58
		Total CI-268808			\$227,412.58
	Total 23817				\$454,825.16
Total Pierce County Budget & Finance Sheriff					\$454,825.16
Refunds/Reimbursements Vendor					
	23818		2019 - May - 1st Council Meeting		
		042319-DG		Darren R Groth	
			Employee Reimbursement		
			001-058-000-558-60-43-01	Training/Travel Costs	\$324.02
				Uber Charges-To/From home & airport-SEA to OAK-Nat'l Planning Conference	
		Total 042319-DG			\$324.02
	Total 23818				\$324.02
Total Refunds/Reimbursements Vendor					\$324.02
Rick Pederson					
	23819		2019 - May - 1st Council Meeting		
		041519-RP			
			April Mileage Reimbursement		
			101-000-000-542-90-43-03	Admin/Overhead-Mileage Reimbursement	\$89.32
			410-000-000-531-38-43-03	Mileage Reimbursement	\$89.32
		Total 041519-RP			\$178.64
	Total 23819				\$178.64
Total Rick Pederson					\$178.64

Vendor	Number	Reference	Account Number	Description	Amount
Shell					
	EFT Payment 5/9/2019 4:19:43 PM - 5		2019 - May - 1st Council Meeting		
	59149261				
		April Fuel Purchases			
		001-018-000-518-30-32-01	Fuel		\$738.02
	Total 59149261				\$738.02
	Total EFT Payment 5/9/2019 4:19:43 PM - 5				\$738.02
Total Shell					\$738.02
Smarsh, Inc.					
	EFT Payment 5/9/2019 4:19:43 PM - 6		2019 - May - 1st Council Meeting		
	INV00501217				
		April Services			
		001-018-000-518-85-49-03	Computer Subscriptions		\$392.50
	Total INV00501217				\$392.50
	Total EFT Payment 5/9/2019 4:19:43 PM - 6				\$392.50
Total Smarsh, Inc.					\$392.50
TCMS Corp.					
	23820		2019 - May - 1st Council Meeting		
	4146				
		5/1-7/31/19 Services			
		001-018-000-518-30-48-03	Maintenance/Repairs - Buildings		\$5,453.24
		5/1-7/31/19 Maintenance Agreement			
	Total 4146				\$5,453.24
	Total 23820				\$5,453.24
Total TCMS Corp.					\$5,453.24
The News Tribune					
	23821		2019 - May - 1st Council Meeting		
	255556 4/1-5/5/19				
		4/1-5/5/19 Services			
		001-019-000-511-30-41-02	Legal Publications		\$737.29
		Legal Notice			
		001-058-000-558-60-41-08	Legal Notices/Publications		\$1,130.55
		Legal Notice			
	Total 255556 4/1-5/5/19				\$1,867.84
	Total 23821				\$1,867.84
Total The News Tribune					\$1,867.84
US Bank ACH/EFT					
	EFT Payment 5/9/2019 4:12:40 PM - 1		2019 - May - 1st Council Meeting		
	043019-US Bank				
		April Safekeeping Fees			
		001-019-000-514-20-42-05	Bank & Bond Fees		\$30.00

Vendor	Number	Reference	Account Number	Description	Amount
				April Safekeeping	
		Total 043019-US Bank			\$30.00
		Total EFT Payment 5/9/2019 4:12:40 PM - 1			\$30.00
Total US Bank ACH/EFT					\$30.00
Verizon Wireless					
		EFT Payment 5/9/2019 4:19:43 PM - 7		2019 - May - 1st Council Meeting	
		9828831403			
			4/24-5/23/19 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	\$710.36
		Total 9828831403			\$710.36
		Total EFT Payment 5/9/2019 4:19:43 PM - 7			\$710.36
Total Verizon Wireless					\$710.36
Washington Tractor					
	23822			2019 - May - 1st Council Meeting	
		1812516			
			May Purchases		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles	\$295.79
				Skid Steer-Wiring Harness	
		Total 1812516			\$295.79
	Total 23822				\$295.79
Total Washington Tractor					\$295.79
Wells Fargo Vendor Fin Serv					
		EFT Payment 5/9/2019 4:19:43 PM - 8		2019 - May - 1st Council Meeting	
		69547124			
			6/1/19 Lease Payment		
			001-018-000-518-30-45-06	Copier Lease	\$368.17
				Kyocera Copier	
		Total 69547124			\$368.17
		Total EFT Payment 5/9/2019 4:19:43 PM - 8			\$368.17
Total Wells Fargo Vendor Fin Serv					\$368.17
Grand Total		Vendor Count	38		\$573,860.51



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Interim Zoning Ordinance Action Item		Agenda Item #:		AB19-0547
		For Agenda of:		May 14, 2019
		Prepared by:		Darren Groth
ATTACHMENTS (list): ☒ Exhibit 1: Ordinance No. 19-0547				
Approval of Materials:				
Mayor, Daryl Eidinger	☒	Expenditure Required:		
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:		
City Attorney, Carol Morris	☒	Appropriation Required:		
City Clerk, Rachel Pitzel	☒	Timeline: May 07 Study Session Initial Discussion May 14 Public Hearing May 14 Action Item		
Community Development Director, Darren Groth	☒			
Public Works, Jeremy Metzler	☒			
Police Chief, Micah Lundborg	☒			
Fiscal Note/Consideration: N/A				
SUMMARY STATEMENT: On April 9, 2019, Council adopted Ordinance 19-0547, which adopted an emergency interim zoning ordinance on the acceptance of applications for new residential/multi-family development in the TC, C, MUR, and BP zones for a period of six months. Ordinance 19-0547 allows the City Council to consider whether the amount and type of residential/multi-family development in the TC, C, MUR, and BP zones should be modified. May 7th was the study session where the Council, Mayor, and staff were all present to discuss how the City will complete all of the “whereas” activities described in Ordinance 19-0547. While the interim zoning is in effect, the City Council will direct the City staff to consider all relevant facts relating to the subject of the ordinance. Based on the facts obtained by the staff, information will be presented to the City Council in order to determine whether the amount and type of residential/multi-family development in the TC, C, MUR, and BP zoning districts should be modified in a new “permanent” zoning ordinance, which would then be processed in the same manner as a new development regulation. Based on the clarifying discussions at the study session on May 7, 2019, it appears that the interim zoning ordinance adopted on October 27, 2015 as City Ordinance Number 15-0450 resulted in subsequent development standards modifications adopted under City Ordinance Number 17-0496 that amended Edgewood Municipal Code Section 18.80.080 and those amendments are still appropriate along most of the Meridian Corridor. As such, the recommended action below reflects those portions of the TC, C, MUR, and BP zoning districts that should receive additional review.				
RECOMMENDED ACTION: 1. Consider public testimony; 2. Amend Ordinance No. 19-0547 (the interim zoning ordinance) to reflect the recommendation in this agenda bill, and as shown in the attached proposed Ordinance; and 3. Direct the staff to prepare findings of fact which will incorporate the staff recommendation and the public testimony, and direct staff to present these findings on the next regular Council meeting agenda.				
ALTERNATIVES TO RECOMMENDED ACTION 1. Terminate the interim zoning ordinance; or 2. Modify the interim zoning ordinance.				

ORDINANCE NO. 19-0547

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING THE EMERGENCY INTERIM ZONING ORDINANCE NO. 19-0547, ADOPTED ON APRIL 9, 2019, ON THE ACCEPTANCE OF APPLICATIONS FOR NEW RESIDENTIAL/MULTI-FAMILY DEVELOPMENT IN THE TOWN CENTER (TC), COMMERCIAL (C), MIXED USE RESIDENTIAL (MUR) AND BUSINESS PARK (BP) ZONES, TO BE IN EFFECT FOR A PERIOD OF SIX MONTHS, SUCH AMENDMENT FOR THE PURPOSE OF NARROWING THE INTERIM ZONING ORDINANCE'S EFFECT TO ELIMINATE ALL OF THE PROPERTY IN THE TC, C, AND BP ZONES, AS WELL AS ALL OF THE PROPERTIES IN THE MUR ZONE ON THE west SIDE OF MERIDIAN AVENUE, (KEEPING ONLY THE "AFFECTED PROPERTIES" in the MUR zone ON THE EAST SIDE OF MERIDIAN AVENUE, AS SHOWN IN THE ATTACHED MAP AS EXHIBIT A), ALL AS ALLOWED BY RCW 35A.63.220 AND RCW 36.70A.390, PROVIDING FOR SEVERABILITY AND DECLARING AN EMERGENCY NECESSITATING IMMEDIATE ADOPTION OF THE INTERIM ZONING ORDINANCE

WHEREAS, pursuant to chapter 35A.63 RCW and chapter 36.70A RCW, the City of Edgewood has established various zoning districts to ensure orderly and appropriate land use development consistent with the City's Comprehensive Plan; and

WHEREAS, the City has established four zoning districts that allow multi-family residential, commercial, light industrial, professional offices, employment uses, senior housing/apartments and retail, which are the Town Center (TC), Commercial (C), Multi-Use Residential (MUR) and Business Park (BP) zoning districts; and

WHEREAS, in the last five years, the City has experienced a large number of permit applications for residential uses and multi-family development (that was not paired with retail or commercial uses) in these four zones; and

WHEREAS, the City Council is concerned that unless there is a temporary prohibition on residential and multi-family residential uses that is not paired with retail or

commercial uses within from these four zones, that there will not be any available property left in these zones for commercial and retail uses to locate in the City; and

WHEREAS, the Edgewood City Council may adopt an interim zoning ordinance to be in effect immediately and extend for a period of up to six months, as long as it holds a public hearing on the proposed interim zoning ordinance within sixty days after adoption and subsequently adopts findings of fact to support the interim zoning ordinance (RCW 35A.63.220, RCW 36.70A.390); and

WHEREAS, an interim zoning ordinance would still allow property owners to submit applications for some development in the affected zones; and

WHEREAS, through the adoption of an interim zoning ordinance, the City Council can maintain the status quo by prohibiting the submission and/or processing of non-exempt development applications for residential and multi-family residential uses in these zones for a six-month period of time; and

WHEREAS, during the six-month period while the interim zoning ordinance is in effect, the Council will consider whether the amount and type of residential/multi-family development in the TC, C, MUR and BP zones should be modified; and

WHEREAS, while the interim zoning is in effect, the City Council will direct the City staff to consider all relevant facts, perform SEPA and all necessary analyses to determine whether a permanent zoning ordinance should be adopted;

WHEREAS, during this six-month period, an ordinance which includes these modifications will be drafted and processed according to applicable law, which will include public notice of public hearings, SEPA and consideration/action on the final draft of the ordinance by the City Council; and

WHEREAS, the City's SEPA Responsible Official has determined that the interim zoning ordinance and this amendatory ordinance must be adopted on an emergency basis under WAC 197-11-880 (but the City Responsible Official will comply with SEPA within the next 60 days); and

WHEREAS, on April 8, 2019, the City Council considered and approved the interim zoning ordinance, No. 19-0547, during the Council's regular meeting of April 8, 2019; and

WHEREAS, on May 7, 2019, the City Council held a study session and discussed the scope of interim zoning ordinance No. 19-0547; and

WHEREAS, during the study session, staff shared the findings of Ordinance 17-0496, which was adopted on April 11, 2017 and revised the use table, densities, and location of mixed uses in the TC, C, MUR, and BP zoning districts; staff also briefed the City Council on the status of Edgewood's targets under the Growth Management Act; and

WHEREAS, the City Clerk provided the requisite public notice of the public hearing that must be held within 60 days after adoption of an interim zoning ordinance (RCW 35A.63.220 and RCW 36.70A.390), which public hearing is scheduled for May 14, 2019; and

WHEREAS, on May 14, 2019, the City Council heard staff presentations and public testimony on the issue whether interim zoning ordinance No. 19-0547 should be terminated, modified or continued;

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

Section 1. Amendment to Edgewood Ordinance No. 19-0547. The City

Council hereby amends Section 2 of Ordinance No. 19-0547 as follows:

Section 2. Interim Zoning Imposed. Except as set forth in Section 3 of this Ordinance, the City Council hereby prohibits the City's acceptance and processing of the following applications/approvals submitted for any residential or multi-family residential uses on property located in the following zones: Town Center (TC), Commercial (C), within the Mixed Use Residential (MUR) zone on the east side of Meridian Avenue, as shown as the "Affected Properties" in the attached map labeled "Exhibit A," and incorporated herein as if fully set forth; and Business Park (BP):

- A. Preliminary plats, subdivisions, short plats, short subdivisions, binding site plans, vacation of plats, alteration of plats;
- B. Any type of land use approval, including, but not limited to, building permits, conditional use permits, variances, site plans site development approvals, critical areas permits.

All remaining provisions of Ordinance 19-0457 shall remain the same.

Section 2. Declaration of Emergency. This amendment to interim zoning ordinance No. 19-0547 must be adopted to be effective immediately in order to preserve the status quo while the City reviews and revises, as appropriate, its current development regulations and comprehensive plan relating to residential and multi-family residential development on the properties on the east side of Meridian Avenue within the MUR Zone, as shown in Exhibit A as the "Affected Properties", ~~in the TC, C, MUR and BP zones,~~ and to prevent new residential/multi-family residential permit applicants from potentially establishing vested rights inconsistent with the City's future regulatory framework to be considered and adopted while the interim zoning ordinance is effective. The findings and conclusions above are adopted by the City Council in support of the designation of this ordinance as a public emergency necessary for the protection of the public health, public safety, public property and public welfare. This ordinance shall take effect immediately upon adoption by the Council, by a vote of a majority of the

Council plus one, and shall remain effective for six months unless earlier terminated by the City Council.

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

Section 4. Publication. This Ordinance will be published by an approved summary consisting of the title.

Section 5. Effective Date. This Ordinance has been passed by a majority plus one vote of the whole membership of the City Council, and shall take effect and be in force immediately upon passage.

PASSED BY THE EDGEWOOD CITY COUNCIL ON THIS ___TH DAY OF MAY, 2019.

CITY OF EDGEWOOD

Daryl Eidinger, Mayor

ATTEST/AUTHENTICATED:

By: _____
Rachel Pitzel, City Clerk

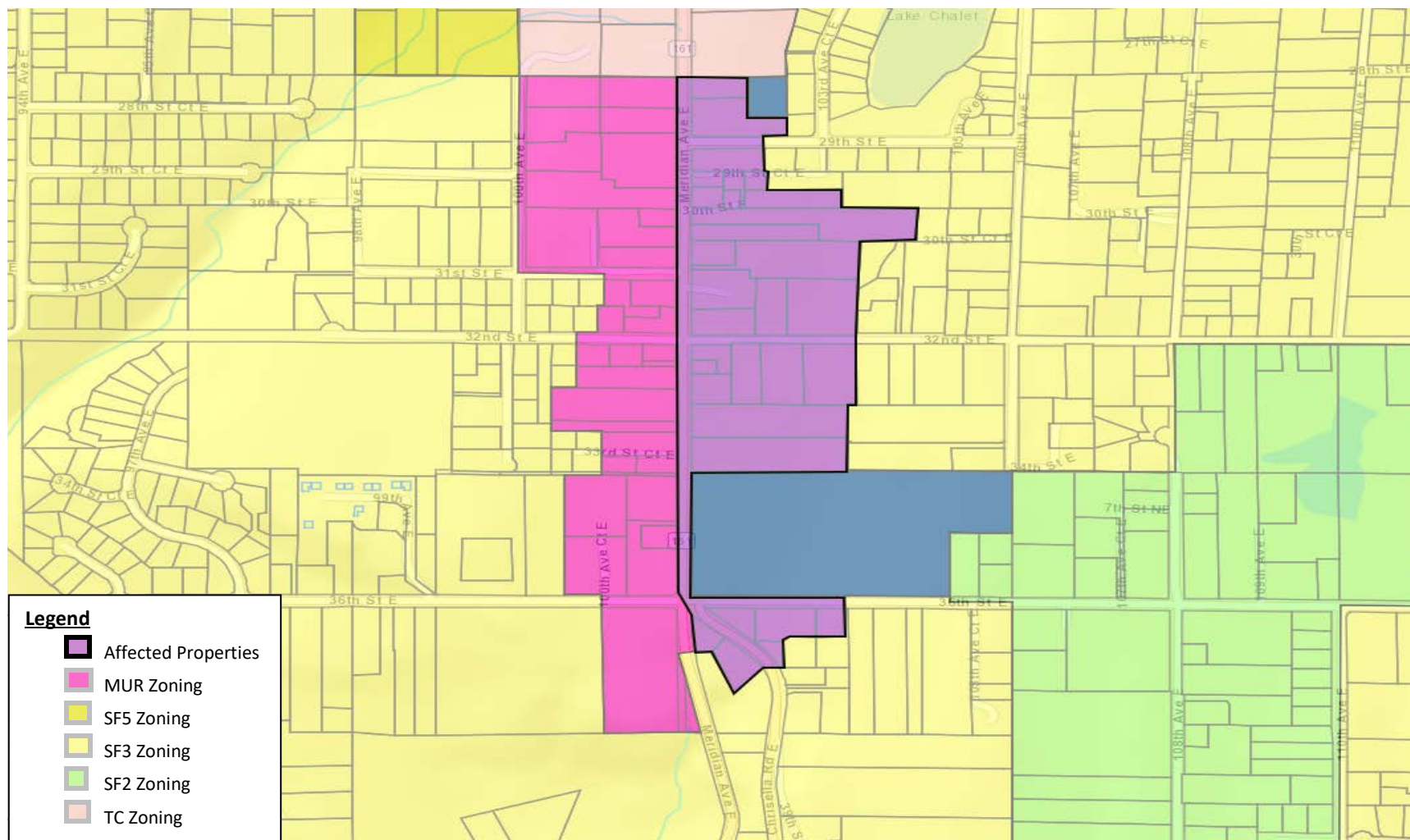
APPROVED AS TO FORM:

By: _____
Carol Morris, City Attorney

Published:

Effective:

2224 104TH AVENUE EAST, EDGEWOOD, WA 98372 • (253)952-3299



05.14.2019 Regular Council Meeting
Page 75 of 81

ORDINANCE NO. 19-0547

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, RELATING TO LAND USE AND ZONING, ADOPTING AN EMERGENCY INTERIM ZONING ORDINANCE ON THE ACCEPTANCE OF APPLICATIONS FOR NEW RESIDENTIAL/MULTI-FAMILY DEVELOPMENT IN THE TOWN CENTER (TC), COMMERCIAL (C), MIXED USE RESIDENTIAL (MUR) AND BUSINESS PARK (BP) ZONES, FOR A PERIOD OF SIX MONTHS, ALL AS ALLOWED BY RCW 35A.63.220 AND RCW 36.70A.390, ESTABLISHING A DATE FOR THE PUBLIC HEARING ON THE INTERIM ZONING ORDINANCE, PROVIDING FOR SEVERABILITY AND DECLARING AN EMERGENCY NECESSITATING IMMEDIATE ADOPTION OF THE INTERIM ZONING ORDINANCE

WHEREAS, pursuant to chapter 35A.63 RCW and chapter 36.70A RCW, the City of Edgewood has established various zoning districts to ensure orderly and appropriate land use development consistent with the City's Comprehensive Plan; and

WHEREAS, the City has established four zoning districts that allow multi-family residential, commercial, light industrial, professional offices, employment uses, senior housing/apartments and retail, which are the Town Center (TC), Commercial (C), Multi-Use Residential (MUR) and Business Park (BP) zoning districts; and

WHEREAS, in the last five years, the City has experienced a large number of permit applications for residential uses and multi-family development (that was not paired with retail or commercial uses) in these four zones; and

WHEREAS, the City Council is concerned that unless there is a temporary prohibition on residential and multi-family residential uses that is not paired with retail or commercial uses within from these four zones, that there will not be any available property left in these zones for commercial and retail uses to locate in the City; and

WHEREAS, the Edgewood City Council may adopt an interim zoning ordinance to be in effect immediately and extend for a period of up to six months, as long as it holds a public hearing on the proposed interim zoning ordinance within sixty days after adoption and subsequently adopts findings of fact to support the interim zoning ordinance (RCW 35A.63.220, RCW 36.70A.390); and

WHEREAS, an interim zoning ordinance would still allow property owners to submit applications for some development in the affected zones; and

WHEREAS, the City Council wishes to maintain the status quo with this interim zoning ordinance by prohibiting the submission and/or processing of non-exempt development applications for residential and multi-family residential uses in these zones for a six-month period of time; and

WHEREAS, during this six-month period, the Council will consider whether the amount and type of residential/multi-family development in the TC, C, MUR and BP zones should be modified; and

WHEREAS, while the interim zoning is in effect, the City Council will direct the City staff to consider all relevant facts, perform SEPA and all necessary analyses to determine whether a permanent zoning ordinance should be adopted;

WHEREAS, during this six-month period, an ordinance which includes these modifications will be drafted processed according to applicable law, which will include public notice of public hearings, SEPA and consideration/action on the final draft of the ordinance by the City Council; and

WHEREAS, the City's SEPA Responsible Official has determined that this ordinance must be adopted on an emergency basis under WAC 197-11-880 (but the City Responsible Official will comply with SEPA within the next 60 days); and

WHEREAS, the City Council considered this ordinance during the Council's regular meeting of April 8, 2019;

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

Section 1. Purpose. The purpose of this Interim Zoning Ordinance is to allow the City adequate time to complete the activities described in the "whereas" sections in this Ordinance, which are hereby incorporated herein by this reference. These activities must be performed while an interim zoning ordinance prohibiting the submission and processing of non-vested applications for residential and multi-family development in the Town Center, Commercial, Mixed Use Residential and Business Park zoning districts is in place. The City Council finds that the adoption of an interim zoning ordinance for a six-month period will serve the public interest.

Section 2. Interim Zoning Imposed. Except as set forth in Section 3 of this Ordinance, the City Council hereby prohibits the City's acceptance and processing of the following applications/approvals submitted for any residential or multi-family residential uses on property located in the following zones: Town Center (TC), Commercial (C), Mixed Use Residential (MUR) and Business Park (BP):

A. Preliminary plats, subdivisions, short plats, short subdivisions, binding site plans, vacation of plats, alteration of plats;

B. Any type of land use approval, including, but not limited to, building permits, conditional use permits, variances, site plans site development approvals, critical areas permits.

Section 3. Exceptions. This interim zoning ordinance shall not apply to the following:

A. The processing and issuance of a permit/approval for preliminary plats, subdivisions, short subdivisions, short plats, binding site plans or building permits, where the fully complete, valid application for the permit/approval was filed with the City prior to the effective date of this Ordinance;

B. Permit applications for accessory uses and structures associated with existing residential dwelling units;

C. Applications for final plats, final short plats and approvals for any other site improvements directly necessary to obtain approval of the final plat for final short plat, where a fully complete, valid preliminary plat or short plat applications was submitted prior to the effective date of this Ordinance;

D. Permit applications for single-family detached residential uses in the Mixed Use Residential zone; and

E. Permit applications for residential and/or multi-family residential uses in any zone other than Town Center, Commercial, Mixed Use Residential and Business Park.

Section 4. Public Hearing. The City Clerk is hereby authorized and directed to provide the necessary public notice and schedule a public hearing on this interim zoning ordinance to be held during the City Council's regular meeting of May 14, 2019, or

within 60 days of the adoption of this Ordinance, as provided in RCW 35A.63.220 and RCW 36.70A.390. After the public hearing, the City Council may adopt additional legislative findings in support of this Ordinance and/or otherwise modify the provisions of this interim zoning ordinance.

Section 5. Declaration of Emergency. This interim zoning ordinance must be adopted to be effective immediately in order to preserve the status quo while the City reviews and revises, as appropriate, its current development regulations and comprehensive plan relating to residential and multi-family residential development in the TC, C, MUR and BP zones, and to prevent new residential/multi-family residential permit applicants from potentially establishing vested rights inconsistent with the City's future regulatory framework to be considered and adopted while the interim zoning ordinance is effective. The findings and conclusions above are adopted by the City Council in support of the designation of this ordinance as a public emergency necessary for the protection of the public health, public safety, public property and public welfare. This ordinance shall take effect immediately upon adoption by the Council, by a vote of a majority of the Council plus one, and shall remain effective for six months unless earlier terminated by the City Council.

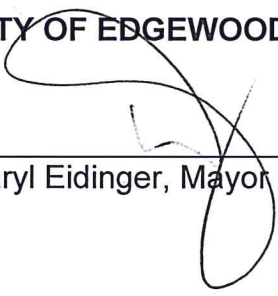
Section 6. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or unconstitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 7. Publication. This Ordinance will be published by an approved summary consisting of the title.

Section 8. Effective Date. This Ordinance has been passed by a majority plus one vote of the whole membership of the City Council, and shall take effect and be in force immediately upon passage.

PASSED BY THE EDGEWOOD CITY COUNCIL ON THIS 9TH DAY OF APRIL 2019.

CITY OF EDGEWOOD



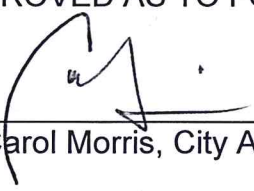
Daryl Eidinger, Mayor

ATTEST/AUTHENTICATED:

By: 

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

By: 

Carol Morris, City Attorney

Published: April 12, 2019
Effective: April 9, 2019